



# THE CHARTER TOWNSHIP OF WEST BLOOMFIELD

# MASTER PLAN

ADOPTED SEPTEMBER 28, 2010

**WEST BLOOMFIELD TOWNSHIP  
OAKLAND COUNTY, MICHIGAN**

**RESOLUTION TO ADOPT MASTER PLAN**

**Adopted on September 28, 2010**

**WHEREAS**, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

**WHEREAS**, the Planning Commission, in conjunction with township staff, prepared a draft updated Master Plan and submitted the Plan to the Township Board for review and comment; and

**WHEREAS**, on June 21, 2010 the Township Board received and reviewed the draft updated Master Plan and authorized distribution of the Plan in accordance with the MPEA; and

**WHEREAS**, notice was provided to neighboring communities, Oakland County, SEMCOG and registered utilities in accordance with the MPEA; and

**WHEREAS**, the Planning Commission held a public hearing on September 28, 2010 to consider public comment on the draft updated Master Plan , and to further review and comment on the draft updated Master Plan; and

**WHEREAS**, the Planning Commission finds that the draft updated Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

**THEREFORE, BE IT RESOLVED**, that the West Bloomfield Township Planning Commission hereby approves and adopts the Public Hearing Draft September 2010 Master Plan, including all of the chapters, figures, and maps contained therein. In addition, pursuant to MCL 125.3843 the Township board has not asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted herein is the final step for adoption of the Plan and approved the distribution of the updated Master Plan. The Master Plan shall be effective as of the date of adoption of this resolution.

Motion by: *Santouris*  
Supported by: *Manna*

Ayes: 6

Nays: 0

I, Nancy Reed, the Planning Commission secretary of West Bloomfield Township, Oakland County, MI do hereby certify that the above is a true copy of a resolution adopted by the West Bloomfield Township, Planning Commission at a meeting held on September 28, 2010 at which time a quorum was present.

*Nancy Reed*  
\_\_\_\_\_  
Nancy Reed, Planning Commission Secretary



## ACKNOWLEDGEMENTS

### TOWNSHIP BOARD

Michele Economou Ureste, Supervisor  
Catherine Shaughnessy, Clerk  
Teri Weingarden, Treasurer  
Lawrence Brown  
Gene Farber  
Steven Kaplan  
Howard Rosenberg

### PLANNING COMMISSION

Steven Budaj, Chair  
Karmen Santourian, Vice-Chair  
Nancy Reed, Secretary  
Steven Kaplan, Township Board Liaison  
Albert Abbo  
Don Jackson  
Jim Manna

### STAFF

Sara Roediger, Senior Planner  
Tricia Belcher, Recording Secretary Planning Commission  
Tom Walsh, Community Development Director  
Marshall Labadie, Development Services Director  
Ed Haapala, Water and Sewer Director  
Jay Wiseman, Fire Chief  
Joseph Chapin, Deputy Police Chief  
Dan Navarre, Parks and Recreation Director  
Dave Burley, Parks and Recreation Deputy Director  
Cindy Summerfield, GIS





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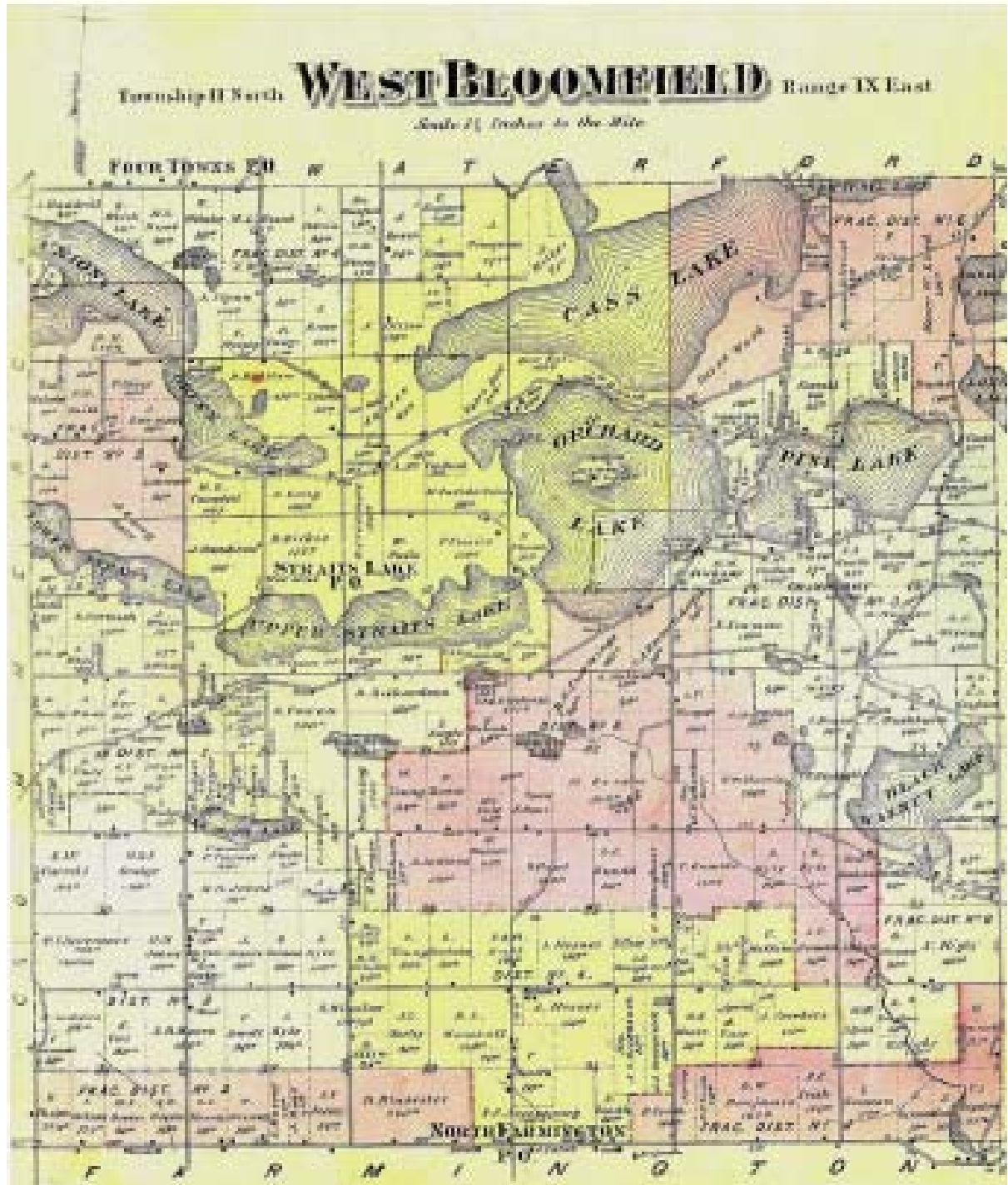
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# CHAPTER 1 INTRODUCTION



The Charter Township of West Bloomfield, a prominent suburb of metro Detroit, is centrally located in Oakland County in southeast Michigan. West Bloomfield evolved over the years from an agricultural community to a suburban, residential community. Founded in 1833, West Bloomfield was an area rich in natural resources that allowed for development of agriculture. The Township's relative proximity to Detroit's markets created an economic engine for development. Natural resources, including the Township's 26 lakes, were attractive for both the tourist and summer home industries.

The Township remained primarily a second home, resort, and agricultural community until the years immediately following World War II. There was a significant population boom in West Bloomfield Township and surrounding areas because of readily available cars, relatively inexpensive land, and the desire to move from the industrial center of urban Detroit to the greener and more spacious environment of the suburbs. The shift of population away from the industrial center of Detroit to the suburbs accounts for the majority of the development of the Township and its reputation in metro Detroit is a testament to high quality of life found here.

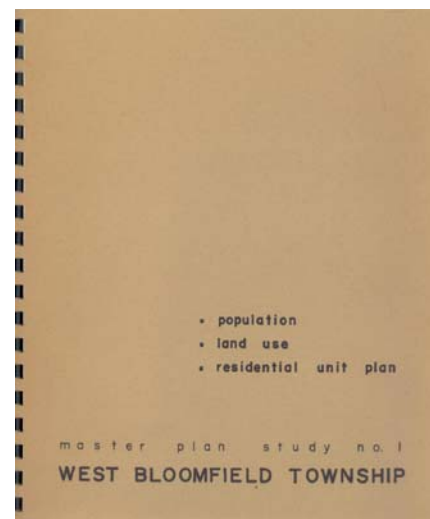


*The early years of West Bloomfield  
Photos courtesy of Greater West  
Bloomfield Historical Society*

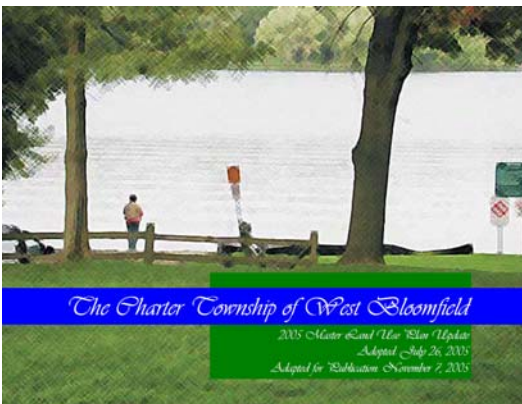
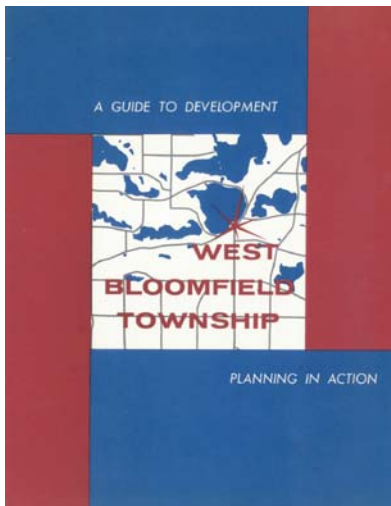
## PLANNING HISTORY

West Bloomfield Township has one of the longest and most robust histories of community planning in Michigan. With a Zoning Board established in 1941, the Township was one of the first in Michigan to adopt a zoning ordinance in 1942. A Planning Commission was later created in 1960, which prepared the first Master Plan in 1963.

The Plan was followed up with a number of supplemental studies including A Guide to Development in 1966 and the Southwest Area Land Use Plan in 1968, which was created to update the land use plan in the southwest section of the



*West Bloomfield's first Master  
Plan was adopted in 1963*



*A number of plans have been developed over the years to provide direction for the future of West Bloomfield*

Township because of the Department of State Highways' planned extension of the Northwestern Highway.

The Township experienced rapid growth between 1960 and 1970 and a land use plan was compiled to respond to the growth. The Township then produced a Municipal Facility Needs Study and began planning for the newly acquired 99-acre Civic Center site on Walnut Lake Road. The Planning Commission completed and adopted an update to Master Land Use Plan in 1975, which was subsequently updated in 1990, 1994, and most recently in 2005.

These updates elaborated the content of the Plans and included information and recommendations related to the Township's environmental resources, shopping needs, transportation system, parks and recreation, the library, and other Township facilities.

In accordance with the Michigan Planning Enabling Act (PA 33 of 2008), which states that each community's Master Plan shall be reviewed every five years, this 2010 update builds upon the framework set forth in all of the various planning documents and strives to pull together key recommendations and introduce new topics facing the Township including economic development and sustainability. The update process included a visioning meeting with local officials, a public involvement process that included a public opinion survey, a public open house, and a public hearing. Refer to Appendix B for the results of the public involvement process.



## ROLE OF A MASTER PLAN

The West Bloomfield Master Plan is a policy document that guides the future development of the Township. It analyzes and provides recommendations on a wide range of physical elements including population, housing, land use, transportation, community facilities and utilities, and natural resources to help ensure that West Bloomfield remains a highly desirable community. This can be accomplished by preserving and enhancing the elements that make West Bloomfield the unique community that it is today.

While the Master Plan provides a direction for future development, it does not change the zoning of any property. The Master Plan provides general policies that describe what should happen in the next ten to twenty years, whereas zoning is the current law that regulates what can be done with properties in the Township today. It is likely that implementing the recommendations of this plan will involve zoning ordinance text and map amendments, however that would require a separate zoning amendment process that is not included as part of this Master Plan update.

### A Master Plan:

- Provides a legal basis for zoning regulations for the type and intensity of development
- Presents a future land use map that illustrates how the Township should develop
- Ensures that as development occurs natural features are preserved
- Addresses the desires and needs of the residents, businesses, and property owners to preserve and enhance the Township
- Provides a pattern for land use which will provide a sustainable community
- Coordinates land use recommendations with surrounding communities

## VISION AND GOALS

Early in the update process a vision for the plan was developed to set forth the tone for the plan. The Vision for the future of West Bloomfield Township is:

*West Bloomfield will continue to be a highly sought after environmentally- and business friendly timeless community; providing an exceptional quality of life with safe neighborhoods and desirable schools, award winning services, abundant leisure opportunities, diverse businesses and world class healthcare.*

The following goals were developed to give direction to the Township Board, Planning Commission and the community in general to help the Township achieve the vision.

1. West Bloomfield will maintain a balanced mix of land uses that promote sustainability while considering existing development patterns, the economic climate, preservation of natural resources and the capacity of transportation, and community facilities and utilities.
2. West Bloomfield will promote itself as a desirable community in which to do business, particularly for entrepreneurs seeking to start a business and will foster relationships with the existing business community to ensure their long-term success.
3. West Bloomfield will create a safe and coordinated multi-modal transportation system adequate to support land uses and economic vitality that balances traffic needs with non-motorized alternatives.
4. West Bloomfield will protect and preserve the unique natural features of the Township, including water resources, wetlands, woodlands, uplands and habitat for native flora and fauna.
5. West Bloomfield will continue to offer the highest quality community services and facilities for Township residents and businesses.







## CHAPTER 2 LAND USE



Land use, or how properties are used, influences not only the physical landscape of the Township, but also its tax base, traffic flow, services offered and utility needs. Planning for future use is important to understand as it significantly shapes the Township's character and quality of life by influencing the location and density of various uses.

West Bloomfield will maintain a balanced mix of land uses that promote sustainability while considering existing development patterns, the economic climate, preservation of natural resources and the capacity of transportation, and community facilities and utilities

## EXISTING LAND USE

The existing land use pattern provides a basis to evaluate key issues and strategies related to future land use. In order to create a vision for the future, it is important to know what exists today as that becomes the framework for the future. An inventory of West Bloomfield's existing land uses was conducted in early 2010. Information was gathered from Oakland County and from aerial photography. This information was then mapped and reaffirmed by Township staff with field visits to ensure an accurate existing land use map. Figure 2-1 lists the existing land use classifications, the amount of acres that exist in the Township, and the percent of total land area that this use accounts for in West Bloomfield. This is also illustrated graphically in Figure 2-2. The Existing Land Use Map depicts the locations of the various land uses.

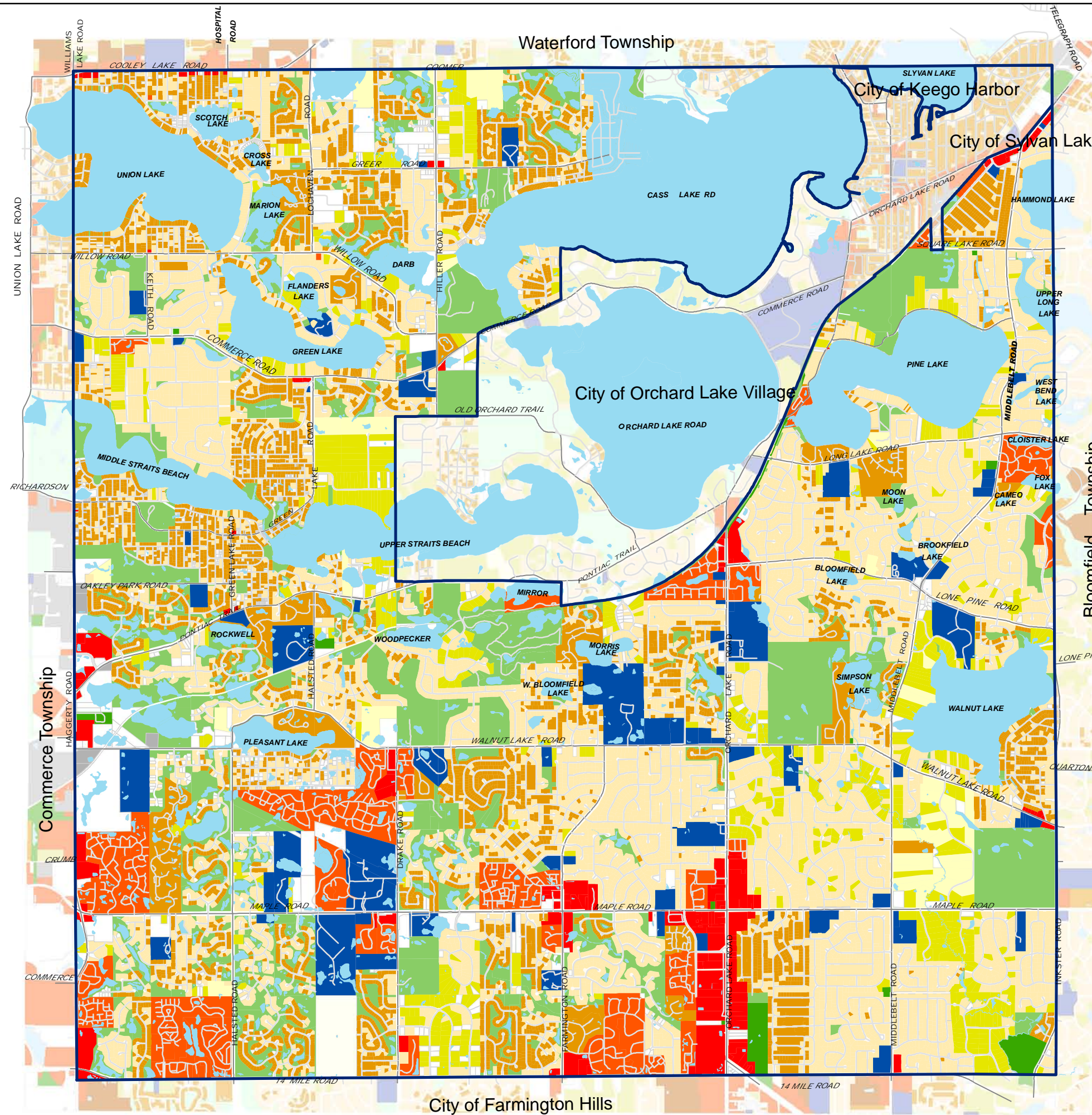
Land Use	Acres	Percentage
Single Family, 5 acres or more	291.2	1.3%
Single Family 1 to 4.9 acres	1,097.3	5.0%
Single Family, 14,000-43,559 sq ft	4,603.7	21.1%
Single Family, 13,999 sq ft or less	2,430.1	11.1%
Multiple Family	1,025.5	4.7%
Commercial/Office	408.5	1.9%
Industrial	22.2	0.1%
Public and Institutional	874.4	4.0%
Recreation and Conservation	2,547.4	11.7%
Transportation, Utility and Communication	87.5	0.4%
Vacant	965.9	4.4%
Water	4,921.0	22.6%
Right-of-Way (Road and Railroad)	2,557.0	11.7%
<b>Total</b>	<b>21,831.8</b>	<b>100.0%</b>

Source: West Bloomfield Township



# Existing Land Use Map

- Single Family, 5 acres or more
- Single Family, 1 to 4.9 acres
- Single Family, 14,000 to 43,559 sq. ft.
- Single Family, 13,999 sq ft or less
- Multiple Family
- Commercial and Office
- Industrial
- Public and Institutional
- Recreation and Conservation
- Transportation, Utility and Communication
- Vacant
- Water



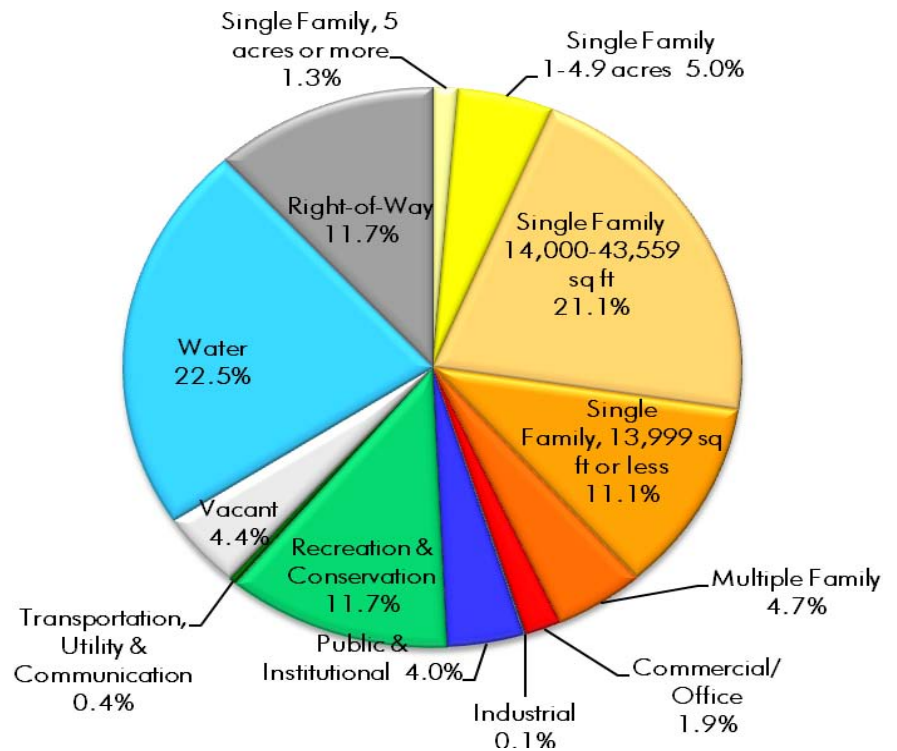
0 1,000 2,000 4,000 Feet

Source: Oakland County Planning and Economic Development and West Bloomfield Township. The map was created by Cindy Summerfield, in the IT/GIS Department. This map was adopted in September of 2010.

Single Family

West Bloomfield Township is primarily a residential community, with single family uses being the dominant land use in the community, accounting for over 38% of the land area in the Township. Including all detached single family homes on individual lots, single family residential neighborhoods vary in terms of housing styles, lot sizes, and landscapes. Because of the diverse range of single family residential lots, the category has been broken down into four sub-categories by size as follows:

Figure 2-2  
Existing Land Use



Source: West Bloomfield Township

- **Single Family 5 acres or more.** Accounting for the smallest segment of single family, 1.3%, homes on lots five acres or more in size are primarily located in the eastern portion of the Township, abutting Bloomfield Township.
- **Single Family 1 to 4.9 acres.** Another 5.0% of the Township is made up of homes on lots one to 4.9 acres in size. Located throughout the community, many of these lots abut natural features.
- **Single Family 14,000 to 43,559 sq. ft.** The vast majority of homes, 21.1% of the Township, consist of homes on lots between roughly one-third and one acre. Generally found in planned subdivisions or condominiums, this sub-category accounts for the typical West Bloomfield neighborhood.



Single family neighborhoods are the most prevalent use in the Township



- **Single Family 13,999 sq. ft. or less.** The smallest lots in the Township, those under about one-third of an acre, make up 11.1% of the Township. Lots of this size are more commonly found on the western half of the Township and are generally found in developed neighborhoods.

### Multiple Family

Multiple family residential includes residential structures with two or more dwelling units including apartments, attached condominiums, row houses and senior living facilities without skilled nursing care. Accounting for nearly 5% of the Township, multiple family developments are concentrated in the southwest portion of the Township.



*Multiple family developments provide housing options in the Township*

### Commercial/Office

Commercial/Office uses consist of properties used for wholesale, retail, office, entertainment, or services, including related contiguous accessory uses such as parking lots. The commercial and office development in West Bloomfield accounts for roughly 2% of the land area, and caters to Township residents and to those traveling along main roads. They range in size from small professional offices and specialty boutiques to large shopping centers and corporate office buildings. The majority of commercial/office uses are located along the Orchard Lake Road Corridor with nodes located along Haggerty, Maple, 14 Mile, Drake, Pontiac Trail, and Cooley Lake Road.



*Existing commercial center and office building along Orchard Lake Road*

## Industrial

Industrial uses make up only 0.1% of the Township and are located along Haggerty Road. Industrial uses consist of land used predominately for manufacturing or on which materials or articles are processed or semi-processed, but not retailed, including related storage areas and warehousing. Industrial uses in the Township are considered light industrial uses which do not have the same impact on surrounding areas as traditional smoke stack, heavy industrial uses. Businesses in this category typically have the look and feel of an office complex and serve as employment centers for the Township.

## Public and Institutional

Places of worship, educational facilities, governmental offices and facilities, fire stations, libraries, post offices, hospitals, assisted living and skilled nursing care facilities and cemeteries cover 4% of the Township. These facilities are held in the public interest and are commonly exempt from property taxes. Public and institutional uses are located throughout the Township conveniently located for residents.

## Recreation and Conservation

Nearly 12% of Township land is considered recreation or conservation, which includes public or private-owned parks, outdoor sporting clubs, hunt clubs, golf courses, country clubs, marinas, campgrounds, or areas for which the primary purpose is preservation and conservation of undeveloped natural areas. These properties are located throughout the Township, contribute to a healthy lifestyle and are often cited as primary reasons why residents moved to West Bloomfield.



*A number of public and institutional uses are located throughout the Township to serve residents*



*Abundant opportunities exist for recreation in West Bloomfield*



## Transportation, Utility and Communication

An essential use occupying only 0.4% of the land, this category includes parcels containing sewer and water facilities, utility or communication facilities, including electric and gas generating plants, transmission lines, booster and transformer stations, related storage yards, county drains, detention/retention basins etc. In addition, buildings related to utility companies, such as Detroit Edison, Consumer's Energy, and telecommunications companies are included in this category.

## Vacant

Roughly 4.4% of land in the Township is considered vacant, which includes all parcels not included in one of the above categories. These are unimproved areas that are not in a committed use and not in a use that is accessory to an adjacent parcel.

## Water

This includes all the lakes, streams, and other water features in West Bloomfield, totaling 22.5% of the Township. These features are located throughout the Township and are assets contributing to the quality and character of West Bloomfield.



*After single family, water makes up the second most prevalent land use in the Township*

## Right-of-Way

Areas that are used for vehicular or rail transportation account for almost 12% of the Township. These areas may also contain pedestrian pathways and utility easements.

## Implications

The disparity between residential and commercial land uses is significant because of the tax-base implications of these types of developments and the public services each require. The issue with the tax base is that for each tax dollar generated by residential development, it costs more than a dollar to provide that property with services such as recreation, fire, police and schools, making residential development revenue negative. Commercial, industrial and parkland/open space are all revenue positive land uses, meaning that the cost of providing public services is less than the tax dollars generated.

West Bloomfield has a large percentage of land that is tax-exempt, totaling 9% of the Township acreage. With 9% of the Township land exempt from property taxes, the tax burden on the existing landowners and businesses becomes greater. Additional revenue sources must be identified to maintain existing services as the demand for public services increases. Other revenue sources, such as state-shared revenue and voter-approved millages, i.e. public safety, play an important role in funding Township services.

## FUTURE LAND USE

The future land use plan describes the vision for land uses in West Bloomfield. It serves as the primary policy document to guide decisions on the development and redevelopment of land in the Township. The future land use plan focuses on the redevelopment of existing areas as the Township is primarily developed. These recommendations are not expected to occur immediately following adoption of the plan; however they will be implemented over time as properties develop and change use. The plan should be referenced when reviewing site plans, rezonings, special land uses, planned unit developments and variances. Deviations from the future land use plan should be carefully considered to ensure that consistency is maintained when making decisions on planning and development matters.

A number of factors were considered during development of the future land use plan. In addition to input received from the public and the expertise of staff and the Planning Commission, the following factors were also considered:

- Existing planning policies and zoning regulations and consistency with established land use patterns.
- Relationship to land uses in surrounding communities.
- Regional planning efforts along Orchard Lake, Haggerty and 14 Mile Roads.
- Minimizing incompatible land uses.
- Availability and capacity of infrastructure including utilities, roads and Township facilities.
- Preservation of natural features and incorporation of sustainable development principles.
- Fluctuating market conditions.

**Figure 2-3  
Future Land Use**

Land Use	Acres	Percentage
Low Density Single Family	6,810.2	31.2%
Moderate Density Single Family	2,379.0	10.9%
Multiple Family	887.9	4.1%
Neighborhood Business	109.0	0.5%
General Business	80.6	0.4%
Township Center	237.0	1.1%
Haggerty Road Mixed Use	159.5	0.7%
Public and Institutional	1,082.0	5.0%
Recreation and Conservation	2,608.6	11.9%
Water	4,921.0	22.5%
Right-of-Way (Road and Railroad)	2,557.0	11.7%
<b>Total</b>	<b>21,831.8</b>	<b>100.0%</b>

Source: West Bloomfield Township



## Single Family

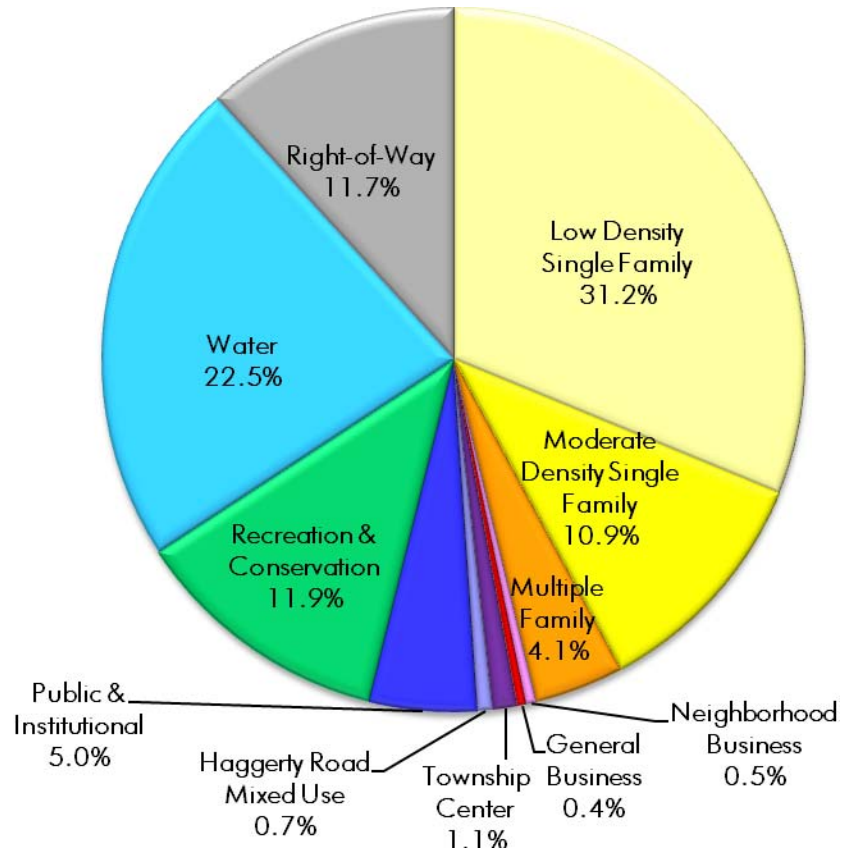
The predominant use in the Township is and will continue to be residential. The single family category promotes detached single family neighborhoods consistent with the established development pattern. Established neighborhood densities should be retained. As a result two different single family categories were established:

- **Low Density Single Family.** Lots with minimum size of 15,000 sq. ft.
- **Moderate Density Single Family.** Lots with minimum size of 10,000 sq. ft.

Single family detached housing is the primary use envisioned, though compatible and supportive ancillary uses such as family and child care homes, places of worship and Township facilities may also be found here.

**Development and Redevelopment.** Many neighborhoods are experiencing in-fill development on vacant lots or on underused lots. New homes in single family areas should promote design diversity and modernization while assuring that the building's mass remains in character with the neighborhood's characteristics. Building materials should be high-quality such as wood or brick and stone. Garages that protrude in front of the front façade of a residence should be discouraged. In-fill and redevelopment in neighborhoods should be closely monitored to ensure it is compatible with the surrounding environment.

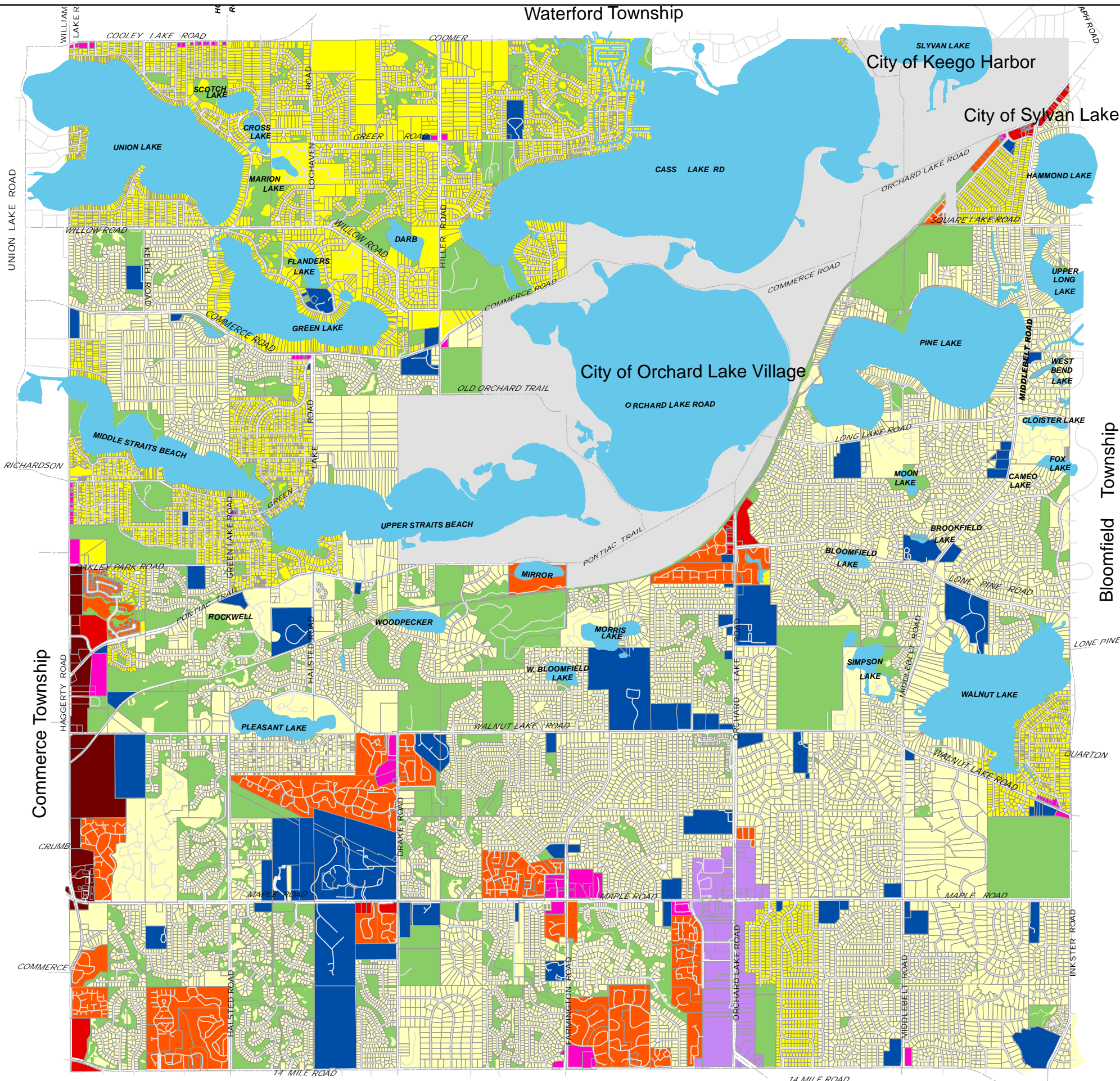
Figure 2-4  
Future Land Use



Source: West Bloomfield Township

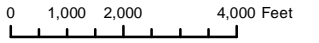


*Infill residential development should respect the character of neighborhoods*



# Future Land Use Map

- Low Density Single Family
- Moderate Density Single Family
- Multiple Family
- Neighborhood Business
- General Business
- Public and Institutional
- Recreation/Conservation
- Township Center Use Boundary
- Haggerty Road Mixed Use
- Railroad R-O-W
- Waterbodies



This map was created by the Geographic Information Systems Specialist- Cindy Summerfield. The map was adopted on September of 2010.

**Neighborhood Maintenance.** The preservation and enhancement of the variety of housing styles for residents is essential to its identity and charm. The Township is focused on maintaining a top quality residential living environment. Protection of residential character should include the day-to-day maintenance of housing units by homeowners which is monitored and enforced by the Township’s Code Enforcement Division of the Community Development Department.

### Multiple Family

Multiple family areas are scattered amongst the southern portion of the Township, typically adjacent to main roads. Permitted uses within multiple family include a variety of multiple-family and attached single family developments including townhouses, condominiums, senior housing, lofts and apartments up to six dwelling units per acre. Multiple family developments should be located to provide a transition between residential and non-residential areas.

This diversity in the housing stock will be necessary to meet the changing housing needs of existing residents so they can continue to live in West Bloomfield. It is also important these properties continue to promote a high quality of life and be located conveniently near business and employment activity nodes.

### Neighborhood Business

Neighborhood business allows for small-scale retail and service businesses serving the daily needs of nearby neighborhoods. Uses intended within this category include small-scale and pedestrian oriented retail, specialty grocery, personal services, business services, financial institutions, restaurants, medical clinics and offices. Neighborhood businesses are located primarily at intersection of main roads.



*Senior housing developments allow for residents to have housing options in West Bloomfield*



*Neighborhood businesses are small scale transitional uses that meet the daily needs of residents*



A transitional land use, neighborhood business areas should not attract significant volumes of traffic, conflict with the surrounding neighborhoods, nor should the intensity of uses exceed the existing environmental or infrastructure capabilities. These areas are located in close proximity to the residential neighborhoods they serve and should include design elements that are compatible with surrounding residential uses. Neighborhood business uses are generally single story buildings.

## General Business

General business includes commercial and office operations that rely on and serve a broader customer-base beyond the Township. Planned uses include shopping centers, larger retail stores, gas stations, car washes, financial institutions, entertainment uses, offices and restaurants. These uses will tend to be located on large sites, have larger buildings, provide more expansive off-street parking and often include truck unloading areas.

Because these areas tend to have higher intensity uses, these uses should be further separated from surrounding residential areas through the use of larger setbacks, physical barriers and transitional land uses. In addition, site design elements such as landscaping, buffering, access and lighting are critical in ensuring compatibility with the surrounding neighborhoods. Building height in the general business district should not exceed three stories.

The general business category may include neighborhood business uses; however, larger-scale general business uses should not be located within neighborhood business areas in order to protect their character and low-intensity nature.



*General business uses are larger scale retail and office uses that attract people from beyond the Township*

## Township Center

The Township Center aims to create a “Main Street” for the Township – one that incorporates residential, retail and offices into a pedestrian-oriented town center. Located on Orchard Lake Road between 14 Mile and just north of Maple Road, the Township Center seeks to provide a healthy balance of uses to create a downtown destination for West Bloomfield. Refer to the Township Center Recommendations section later in this chapter for more detailed information on the uses and design of this important area in the Township.



*The Township Center is intended to be a mixed-use “Main Street” for West Bloomfield*

## Haggerty Road Mixed Use

This designation applies to an area along Haggerty Road, north of Maple Road, that could also benefit from redevelopment with a mixture of uses. It is intended to accommodate primarily office development, including research and development, with some commercial, multiple family residential and limited light industrial uses in a complementary fashion. Live-work units would fit into this area. Light industrial uses should be limited to the area between Walnut Lake and Oakley Park Roads. Mixed use developments could include buildings that are vertically integrated (residential above retail uses) or horizontally integrated (commercial and office in the same development). Refer to the Haggerty Road Mixed Use Recommendations section later in this chapter for more detailed information on the uses and design of this important corridor.



*Haggerty Road has a number of underutilized parcels that would be ideal for redevelopment along this mixed-use corridor*

## Public and Institutional

This designation accommodates facilities that support public needs and contribute to the fabric of the community – places of worship, educational facilities, governmental offices and facilities, fire stations, libraries, post offices, hospitals, assisted living and skilled nursing care facilities.

Public and institutional uses should have buildings and sites that complement the adjacent land uses, and promote a neighborhood scale and character when located near residential uses. This includes building design that emulates residential structures, sidewalk connections to neighborhoods and minimization of parking areas. Landscape areas should also promote natural open space areas similar to residential yards. Existing local institutions should be preserved as they are and re-used as such if a current operation ceases.



*Public and institutional uses will continue to be designed and located to best serve Township*

## Recreation and Conservation

The Township's parks, outdoor sporting clubs, golf courses, country clubs, marinas or areas for which the primary purpose is preservation and conservation of undeveloped natural areas make up the recreation and conservation category.

These areas are planned for their long term continuation and enhancement to remain as natural open space or recreational purposes. If any private recreation land is proposed for redevelopment, the existing zoning and density must be respected so as to not adversely impact established neighborhoods. Infrastructure capacity must be evaluated to avoid overburdening the water, sewer or road systems. Any redevelopment of the private recreation areas should also be environmentally sensitive to preserve as much natural resources as possible and incorporate low impact design (LID) standards and Leadership in Energy and Environmental Design (LEED) design standards.



*Development of recreation land should incorporate low impact design and LEED design standards similar to Marshbank park*

## TOWNSHIP CENTER RECOMMENDATIONS

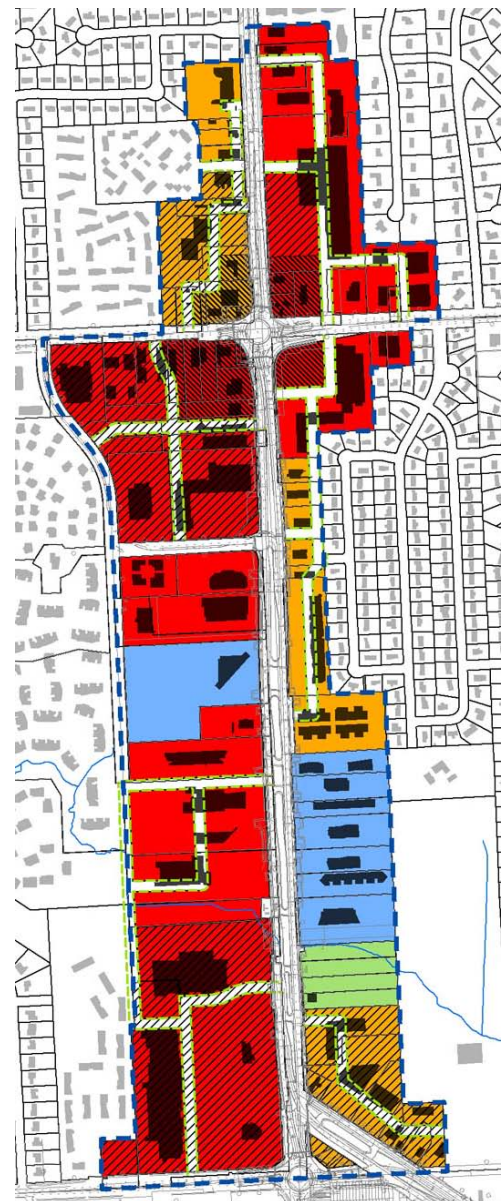
Orchard Lake Road, which serves as the main corridor in West Bloomfield, is a key area for future redevelopment in the Township. Currently made up primarily of retail strip centers and office buildings, it is necessary to have a plan in place to guide development along Orchard Lake Road so that a pedestrian-oriented Township Center can be implemented as properties age and redevelopment becomes the focus of this corridor.



*A vision for the Township Center was developed as part of the last Master Plan which calls for a pedestrian-oriented town center*

As a main focus of the previous Master Plan, a number of recommendations were developed to guide the transition from today's land uses into a "Main Street" for the Township – one that incorporates residential, retail and office uses into a pedestrian-oriented town center. The town center concept seeks to create energy, attract consumers and stimulate activity through a complementary mixture of uses within a concentrated area.

The first step toward creating this mixed-use environment was to develop appropriate zoning for this area. A Township Center Overlay District was developed that maintains the underlying zoning to preserve the character and integrity of the existing land uses, but provides increased flexibility and different standards that enable developers and/or landowners to create the desired town center concept.



*The Township Center Overlay District designates areas for "A Streets" to become the Main Streets for the district*



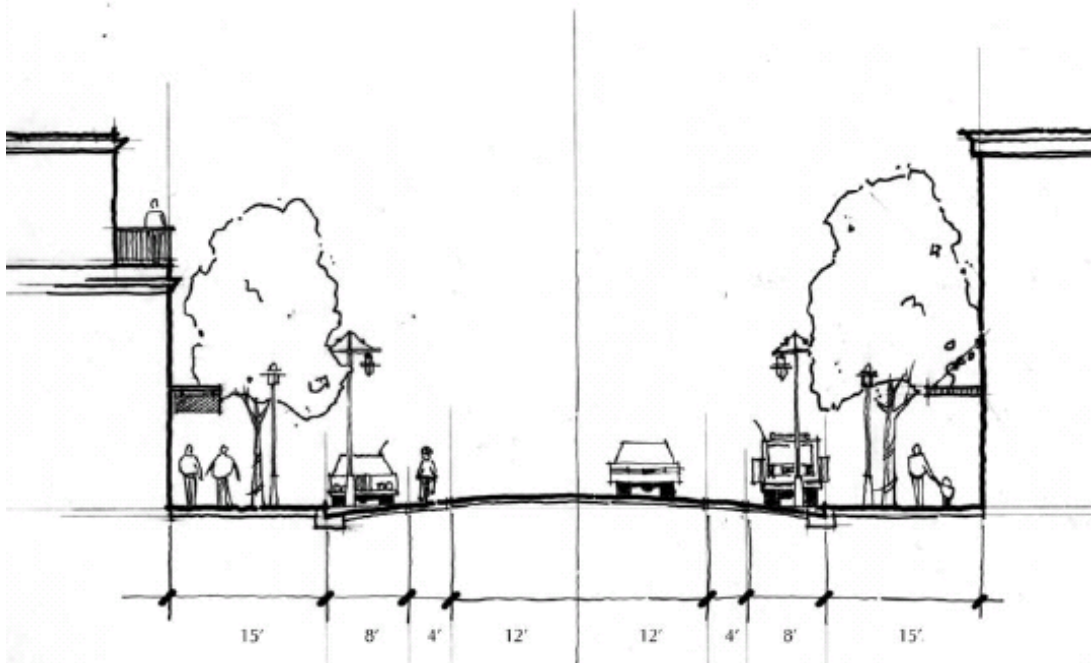
## Road Design

Orchard Lake Road will continue to be an auto-oriented corridor designed to move large volumes of traffic at speeds of 35 mph and above, however road design and streetscape elements can make the corridor more inviting to pedestrians. The Road Commission for Oakland County (RCOC) has approved a design that enlarges Orchard Lake Road to four travel lanes between Maple Road and 14 Mile Road, two lanes in each direction separated by a landscaped boulevard.



*Orchard Lake Road, with volumes ranging from 35,000 to 50,000 daily vehicles between 14 Mile and Maple, is planned to be reconstructed with a boulevard*

The Township Center maintains Orchard Lake Road's auto-centric focus while creating a pedestrian-friendly Township Center oriented toward new roads developed on the *interior* of the redevelopment. The Township Center concept focuses on a new alternative Main Street and keeps the automotive focus on Orchard Lake Road. These alternative main streets are designated as "A Streets" in the Overlay District. As sites are redeveloped these roads should be constructed or access easements should be acquired to allow for their future construction.



*Example of new interior Main Street in the Township Center Overlay District*



*Artist rendering of “Main Street” style Township Center development  
(courtesy of Hamilton Anderson Associates)*

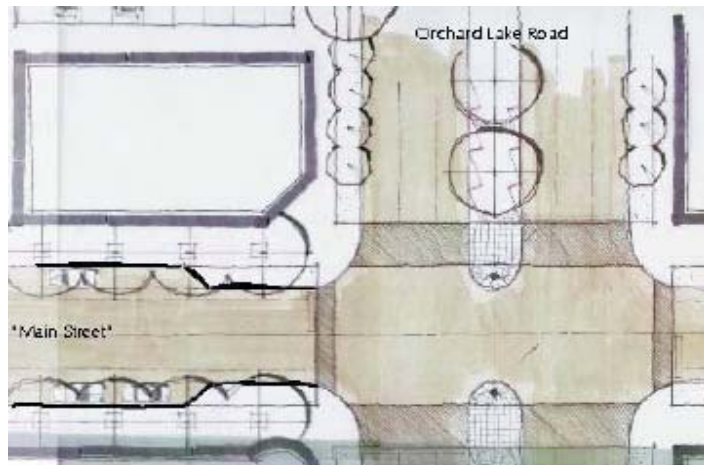


*Conceptual view of Orchard Lake Road improvements  
(courtesy of Hamilton Anderson Associates)*

## Walkability

There are a number of design elements that can enhance the pedestrian experience of the new Township Center. These design changes help make the area pedestrian-friendly which is a tremendous change and improvement from contemporary automobile-oriented developments. Pedestrian scale design elements include wide sidewalks, street trees, street lighting, safe crosswalks, signage and spaces for informal gathering and sitting. These elements are all important to enhancing the pedestrian experience. The following recommendations will help improve the pedestrian experience of the Township Center, recognizing that many of these will require cooperation with the RCOC.

- Develop and adopt standards for uniform street lighting, sidewalk design and crosswalks.
- Create pedestrian right-of-way areas in all crosswalks.
- Require “curb bulbs” at intersections and crosswalks to help slow traffic on new streets.
- Require crosswalks to be made of a material with different appearance and/or texture than the roadway (i.e. textured concrete, concrete pavers)
- Require uniform street lighting (not including parking lot lighting) not to exceed 20 feet in height.
- Prioritize pedestrian connections to the surrounding neighborhoods and the West Bloomfield Safety Path network.
- Encourage raised crosswalks with signage and pedestrian refuges across both Maple and Orchard Lake Roads.



*Examples of design elements to improve pedestrian safety including bump outs, raised crosswalks, and signage*

- Require entrance treatments that may combine pinch points, bump outs, raised crosswalks, raised intersections, textured surfaces and/or speed humps at intersections.
- Install signalized pedestrian crossings along Orchard Lake Road.

## Building Design

The success of a West Bloomfield Township Center depends on the character and design of the spaces. The Township Center Overlay District regulates specific design elements to ensure properties are redeveloped in accordance with the vision for the area. Key building design principles for the West Bloomfield Township Center include:

**Building Layout.** The West Bloomfield Township Center emphasizes the traditional “L”-shape of a strip retail center. Instead of simply replicating multiple strip centers that are separated from one another, this design mirrors the traditional L-shape so that between two developments there is space for a traditional “Main” Street. Another unique feature is that the buildings are not single-sided for orientation. In a traditional strip development, buildings have entries only facing the parking lots. However, in this design concept the rear of the building consists of additional stores and offices, rather than creating a solid wall.

**Building Height.** All new buildings oriented towards the new Main Street should be two to three stories tall in order to accommodate retail and entertainment uses on the ground floor with residential and/or office units above. These upper-floor accessory uses strengthen the sense of place and enliven the street with pedestrians.

**Building Materials.** The architectural character of West Bloomfield reflects a broad diversity of residences, styles and periods. It is important to encourage a mix of different building materials and architectural details in the West Bloomfield Township Center. These materials may include, but are not limited to stucco, brick, stone, textured concrete and wood.

## Parking

Parking is a required and important element to the success of the Township Center. Many businesses have basic requirements such as visibility, proximity to entrance and accessibility. Where possible, views of parking should be minimized through building placement and landscaping and concentrated around large anchor stores that help support this area and attract visitors.

Multiple uses should seek to share parking areas in an effort to minimize the amount of parking required. Parking lots need to follow the Orchard Lake Road Corridor Study recommendations for stormwater treatment, landscaping and buffering. These parking details, such as low screening walls, landscaping, the use of bio-swales and other on-site



stormwater treatment options, are essential to maintaining a pleasant aesthetic experience for both pedestrians and motorists. Stormwater management is important to the aesthetic appearance of the surface lots and to the ecology of the Township. Infiltration basins and natural drainage areas need to be included in parking lot design along with trees and landscaping to lessen the visual blight associated with large surface parking lots.



*Parking lot design alternative recommended in the Orchard Lake Road Corridor Study (courtesy of Hamilton Anderson Associates)*

In addition, new interior streets should be designed to accommodate a limited amount of on-street parking. This parking provides a buffer between moving traffic and pedestrians, making the pedestrian experience both safer and more pleasurable. The on-street parking also replicates the traditional “Main Street” environment while serving to calm moving traffic.

### Implementation

It is necessary to provide a range of incentives to encourage and/or assist property owners to redevelop their properties in order to implement the Township Center. The zoning ordinance and overlay district should be examined to ensure the regulations encourage the redevelopment that the Township is seeking.

In addition, the Township needs to take a leadership role to help facilitate the redevelopment. As discussed in the Economic Development chapter, the Township should investigate the development of a Corridor Improvement Authority (CIA) to help fund public infrastructure improvements. The CIA should be comprised of property owners, community and business leaders and Township staff. Their responsibilities could include crafting unified design standards, raising funds for capital improvements and coordinating marketing strategies.

## HAGGERTY ROAD MIXED USE RECOMMENDATIONS

The Haggerty Road Corridor, like the Township Center area, has many properties with redevelopment potential. Many of these properties are the largest remaining developable parcels, thereby making this corridor key in the future of West Bloomfield. Located on the Township’s western border, the corridor serves as the entry point for many people and needs to promote a welcoming front door to the community. In addition, because of its proximity to major transportation routes and its adjacency to commercial and office development in neighboring Commerce Township, redevelopment along this corridor is likely to occur.

The existing land use within the corridor includes a mixture of single and multiple family residential, office, commercial, and light industrial. Future land uses along this corridor, north of Maple Road, will continue to be a complementary mix of office development, including research and development, with some commercial, multiple family residential and limited light industrial uses in a complementary fashion. Light industrial uses should be limited to the area between Walnut Lake and Oakley Park Roads.

Development along the corridor will respect the existing character and environmental characteristics of the land and will work in harmony to create a vibrant mix of uses along Haggerty Road. Sites should be comprehensively developed to allow for shared access, parking, stormwater management and provide for pedestrian plazas. Many of the properties within this category abut existing residential uses. As such, the intensity of use, size of buildings and site design elements must be sensitive to nearby uses. Site design elements are expected to be similar to those described within the neighborhood business category.

The Haggerty Road corridor needs flexibility in order to maximize re-development potential, similar to the Township Center. The flexibility afforded by mixed-use zones allows the remaining undeveloped land along Haggerty Road to develop with connection to adjacent sites and to the surrounding community. There are land uses that can transition between commercial and residential - uses such as multi-family residential, low-rise office, and civic spaces such as parks or Township buildings. The Township should consider the development of a mixed use district or overlay district along the Haggerty Road corridor that should:

- Permit a complementary variety of uses.
- Encompass properties along the eastern side of Haggerty Road, between 14 Mile and Oakley Park Roads.
- Allow for an attractive gateway into the Township.
- Respect neighboring uses.
- Be compatible with the future land uses planned on the western side of Haggerty Road in Commerce Township.
- Allow for building heights up to three stories.
- Contain standards for pedestrian connectivity and landscaping.

*Haggerty Road contains a mixture of uses that are ripe for redevelopment*



## ZONING PLAN

Zoning largely defines the types of development that can occur and where those uses can occur within the Township. Zoning and future land use maps help determine where and how West Bloomfield can grow. Figure 2-5 demonstrates that single family residential is the defining land use within the Township. Of the total acreage in West Bloomfield, 70.6% is zoned for some type of single family residential development.

**Figure 2-5  
Zoning Districts**

Zoning	Acres	Percentage
R-10 Single Family Residential	1,598.2	7.7%
R-12.5 Single Family Residential	2,014.1	9.7%
R-15 Single Family Residential	11,001.5	53.2%
RM Multiple Family Residential	991.1	4.8%
B-1 Local Business	26.3	0.1%
B-2 Community Business	144.6	0.7%
B-3 General Business	95.7	0.5%
B-4 Restricted General Commercial	5.1	<0.1%
O-1 Office Building	56.7	0.3%
O-2 Office Building	40.5	0.2%
OR-1 Office Retail	39.6	0.2%
OR-2 Restricted Office Retail	50.1	0.2%
RO Research Office	76.3	0.4%
I-L Limited Industrial	0	0%
M-C Medical Campus	0	0%
I/OP Industrial Office Park	63.7	0.3%
P-1 Vehicular Parking	14.1	<0.1%
REC Recreation	1,140.1	5.5%

Source: West Bloomfield Township

Consistent with the Michigan Planning Enabling Act, this Zoning Plan was developed to provide a relationship between the Township's zoning districts and the future land use plan. Changes to the zoning map over time should gradually result in better implementation of the future land use map. In some cases, the Township may wish to initiate certain zoning changes as part of an overall zoning map amendment. Other changes to the zoning map will be made in response to requests by landowners or developers.

Figure 2-6 provides a zoning plan indicating how the future land use categories relate to the zoning districts. In some instances, more than one zoning district may be applicable to a future land use category.

Figure 2-6 Zoning Plan		
Future Land Use	Zoning District	Comments
Low Density Single Family	R-15	Areas with a development pattern of larger, more suburban lots with a minimum lot size of 15,000 sq. ft.
Moderate Density Single Family	R-10 and R-12.5	Areas characterized by smaller lot single family uses with a minimum lot size of 10,000 sq. ft.
Multiple Family	RM	Only multiple family zoning in the Township, applied to transitional locations adjacent to non-residential uses and where compatible with surrounding density
Neighborhood Business	B-1, some B-2 B-4, O-1, some O-2, and OR-1	Small scale development that is compatible with adjacent residential neighborhoods, acts as a land use transition
General Business	Some B-2, B-3, and some O-2	Larger shopping and office centers located on main roads
Township Center	Township Center Overlay District with various underlying zoning districts	Walkable mixed use center for the Township
Haggerty Road Mixed Use	R-15, RM, B-1, B-2, B-3, and I-OP	Corridor capable of handling a complementary mixture of uses provided they are compatible with surrounding uses, the area south of Maple Road should remain primarily residential in nature with the exception of the corner parcels
Public and Institutional	All Zoning Districts	Public and institutional uses are permitted in zoning districts as appropriate
Recreation and Conservation	REC	Areas to be used for active and passive recreation
Source: West Bloomfield Township		







## CHAPTER 3 ECONOMIC DEVELOPMENT



West Bloomfield must help foster a strong local economy so that the community and residents can prosper and that revenues needed to provide important community facilities and services are available. The Township wants to encourage and facilitate a healthy and prosperous economy by promoting an array of businesses while balancing economic growth with priorities for neighborhoods, natural resources and quality development.

West Bloomfield will promote itself as a desirable community in which to do business, particularly for entrepreneurs seeking to start a business, and will foster relationships with the existing business community to ensure their long term success

## CHANGING ECONOMIC ENVIRONMENT

### Unemployment

In 2010, the nation, and Southeast Michigan in particular, was experiencing a significant recession that has crippled many businesses and lending institutions. The state of Michigan alone has lost over 850,000 jobs, or 18.3% of the total employment in the state, since 2000. The national unemployment rate in February 2010 was 9.7%, whereas in Michigan, whose primary employment source revolves around the automobile industry, was the highest in the nation at 14.1%. While economists predict that the economy is close to bottoming out, it will still likely take a couple of years to get back to the number of jobs that were in existence in 2000.

As discussed in detail in the Appendix A Demographics, West Bloomfield's residents tend to be highly educated and have higher median incomes than the county, state or nation's average. In terms of employment, over half of Township residents are involved in managerial or professional careers, with another 27% working in sales and office. With relatively few employment centers located in the Township, this means that the majority of residents must travel to other communities in order to find work. This is reinforced by the 2000 U.S. Census finding that Township residents have a mean travel time of 29 minutes to work, a trend that has likely increased since.

Of the jobs located in West Bloomfield, the majority of them are located at major institutions, be it educational, governmental, religious, or health care. The Township's top twelve employers are listed in Figure 3-1. In addition to institutions, banking and leisure services serve as major employment generators in the



*For Sale and For Lease signs reflect the effect of job loss in the area*

Township. In 2005 the health care and social assistance industry was the largest source of employment, accounting for over 28% of Township jobs, with leisure and hospitality accounting for another 15%. The Township should continue to promote the health care and leisure industries along with other emerging sector jobs as discussed below.

**Figure 3-1  
Top Employers**

Rank	Company Name	Industry
1	West Bloomfield School District	Primary education
2	Henry Ford Medical Center	Health care
3	Walled Lake School District	Primary education
4	Charter Township of West Bloomfield	Township government
5	Jewish Community Center of Metro Detroit	Religious organizations
6	Bloomfield Hills School District	Primary education
7	The Mortgage Authority Inc	Mortgage bankers and correspondents
8	Temple Israel	Religious organizations
9	West Bloomfield Nursing Center	Skilled nursing care facilities
10	Tam O'Shanter Country Club	Golf courses and country clubs
11	National Credit Corporation	Short-term business credit
12	Knollwood Country Club	Golf courses and country clubs

Source: Oakland County Economic Development Department

### Emerging Employment Sectors

The Oakland County Emerging Sectors business attraction strategy is designed to capture, develop and implement new and emerging technologies. Oakland County has identified the following industries as emerging sectors that are expected to have the most job growth:

- Advanced Electronics and Controls
- Advanced Materials and Chemicals
- Aerospace
- Alternative Energy and Power Generation
- Communications and Information Technology
- Entertainment, Film and Digital Media
- Defense and Homeland Security
- Life Sciences
- Micro/Nanotechnology
- Robotics and Automation
- Fast Growth

While West Bloomfield encourages the development of any of these industries in appropriate locations, the Township is especially interested in the development of future life science businesses including biotechnology, health care and medical devices to support the existing health care institutions in the Township. The Township successfully assisted Henry Ford Health System convert its medical center into a world-class, 300-bed hospital and is in early discussions regarding their plans for developing the vacant approximately 80 acres immediately south of the hospital campus. Also, as part of the West Bloomfield’s commitment to sustainability, the Township would like to attract businesses that contribute towards alternative energy and power generation.



## Mortgage Crisis

Coupled with the rise in unemployment is the recent mortgage crisis, resulting in homeowners that are “upside down” on their mortgages and an unprecedented rise in foreclosures. Most properties in metro Detroit are experiencing a decline in value; Oakland County alone saw a loss in property values of \$10 billion in 2009 alone. This reduction in property values has impacted the economic climate of the region dramatically in many ways, both to individual property owners and to the governments to which they pay taxes.



*The increased number of homes for sale tends to lower the values, especially if they are foreclosed properties*

Many homeowners are unable to sell or refinance their properties as the amount they owe on their mortgage is higher than what it is currently worth. Further adding to the problem is the fact that many people are now “stuck” in properties that they cannot afford which leads to many foreclosures. The presence of a number of foreclosed homes on the market will further reduce the values in the neighborhood as foreclosed houses will likely sell for a substantial amount less than they are worth, thereby bringing down the value of surrounding homes that are for sale in the free market. With the amount of job loss and people leaving the state of Michigan, the supply of houses currently exceeds the demand.

In an effort to help combat this growing mortgage crisis problem, a concern identified by the Township’s public opinion survey as the number one concern for residential neighborhoods, the Township has held a number of foreclosure events to help sell foreclosed properties and to get families back into these vacant homes. Thousands of people have attended the three events that the Township has hosted, resulting in a decrease in the number of foreclosed houses in the Township. West Bloomfield will continue to help mitigate the effect of foreclosures in the community through future foreclosure events and increased code enforcement in neighborhoods, including the recently adopted vacant properties ordinance.



*West Bloomfield has hosted three foreclosure events in an effort to get people into vacant, foreclosed properties*

In addition to the impact on individuals and neighborhoods, the reduction in property values has a significant impact on government budgets. Because property taxes are based on values, the amount of revenue brought in from property taxes has taken a severe decline in recent years, resulting in budget cuts and difficult decisions by Township leaders. Based on 2010 tax year projections provided by the Township's Assessing Department, the amount of taxes taken in by the Township will be reduced by over 13% this year, to be followed by a further reduction of another 10% in 2011, thereby further reducing the Township's 2011 and 2012 budgets accordingly.

### Implications

While the economic storm is not over, the good news is that in the long term, West Bloomfield is well positioned to make a full recovery. Because of the diversity and quality of homes, access to natural features, proximity to transportation networks, world class health care and exceptional schools, parks, libraries, and public safety, West Bloomfield will continue to be one of metro Detroit's highly sought after communities in which to live. In addition, as discussed in Appendix A Demographics, Township residents tend to be well educated and provide a stable bank of possible employees to potential new businesses. This educated workforce is well suited to help overcome the transition from an industrial economy to a more knowledge-based economy.

### ENCOURAGING REDEVELOPMENT

Approximately 2% of West Bloomfield's land area is used by commercial, office and industrial uses, significantly less than most other communities. In addition, only 4.1% of the Township is undeveloped, and of those there are only sixty-three parcels of two acres in size or greater as identified on the Economic Development Opportunities Map. There are roughly 142 acres of vacant properties zoned for business use and 409 acres of vacant properties zoned for residential use. Almost all of the undeveloped parcels contain designated wetlands and/or woodlands areas that limit the amount of development that can occur. This results in only a few opportunities to combine multiple parcels for a substantial development. The



*Redevelopment will be focused in the Township Center and along Haggerty Road*



lack of large, undeveloped lots focuses the Master Plan on identifying developed areas with redevelopment potential.

Two key areas have been identified as areas ripe for redevelopment: The Township Center and Haggerty Road as discussed in the Land Use Chapter. It is important to stress that redevelopment will not occur overnight and many sites will take twenty to thirty years before redeveloping, depending on favorable market conditions. The parcels with greatest potential for redevelopment have an economic incentive for redevelopment, such as those with access to larger trade areas via major traffic thoroughfares. Redevelopment can happen when market dynamics make it economically feasible for a property owner or developer to consider physically redeveloping an existing site.

In addition to attracting new businesses to the Township, it is equally, if not more important, to work with existing businesses to help ensure their longevity and success. Much of the local economy is built upon local entrepreneurs who have taken the leap to start a new company. In fact most of the job loss that the region is facing is occurring in companies with over 500 employees, while the most job growth has been in new small scale companies with less than nine employees. The concept of “economic gardening”, which originated in Littleton Colorado in 1989, provides tools to help existing businesses grow. West Bloomfield should work with area resources including state and county agencies and chambers of commerce to promote the concept of economic gardening.

In order to help foster development, redevelopment and business expansions, the Township needs to make it easier and more efficient to do business or locate in West Bloomfield. Over the years the Township has gained a reputation with some as being an “anti-development” community. Township staff and leaders need to work to overcome this perception through actions that make the development of a desired business in the community a pleasant experience. Actions to help change this perception include:

- Improve the development approval process from the customer perspective, including reducing the time for approvals and permit processing.

### Economic Gardening

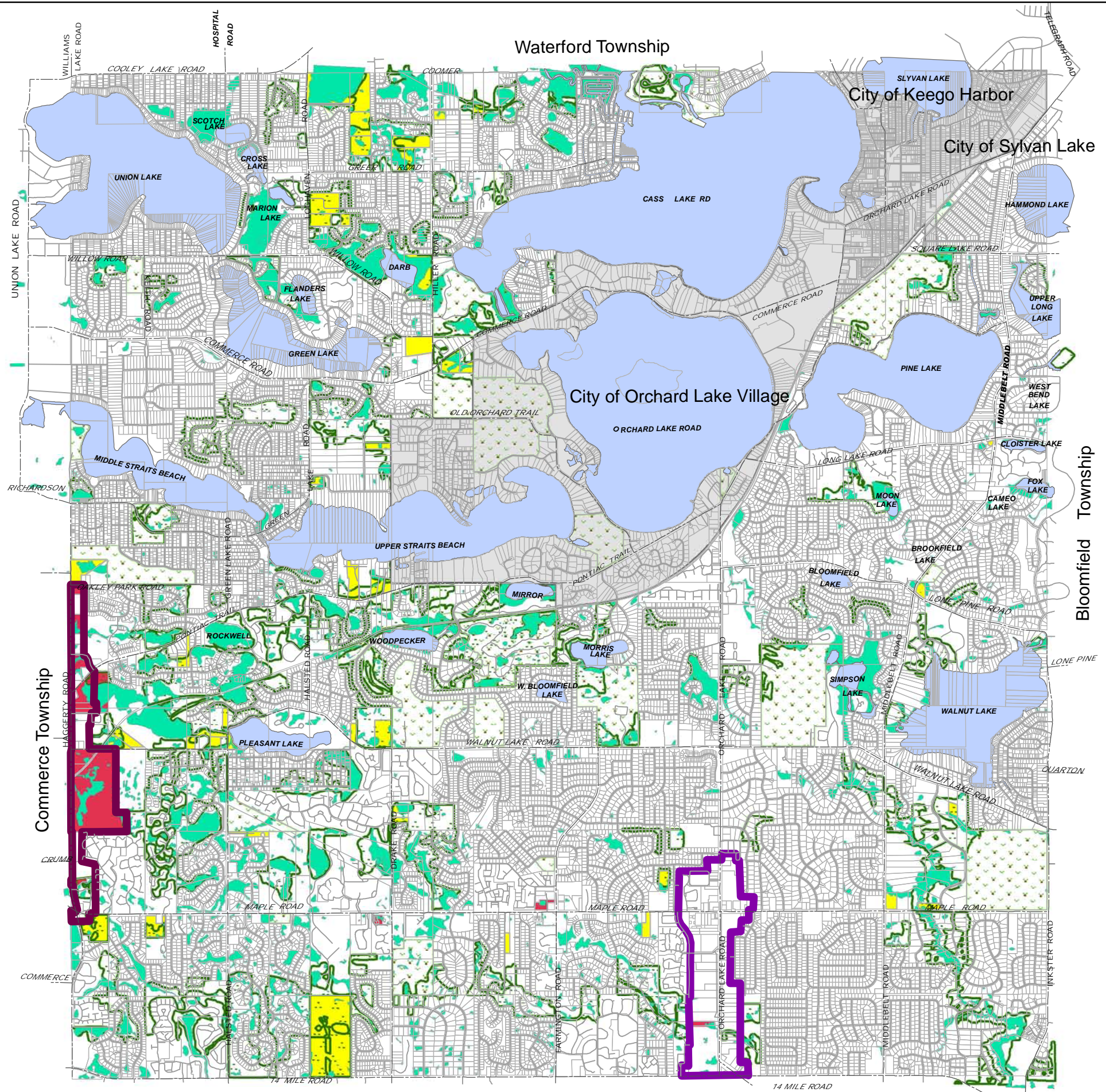
Economic gardening embraces strategies to grow existing businesses in a community. The three basic elements of gardening are:

1. Providing critical information needed by businesses to survive and thrive
2. Developing and cultivating an infrastructure that goes beyond basic physical infrastructure and includes quality of life, a culture that embraces growth and change, and access to intellectual resources, including qualified and talented employees
3. Developing connections between businesses and the people and organizations that can help take them to the next level — business associations, universities, roundtable groups, service providers, etc.

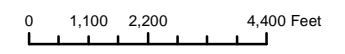
Source: Edward Lowe Foundation



# Economic Development Opportunities Map



- Township Center Overlay District
- Potential Corridor Improvement Authority
- Haggerty Road Mixed Use
- Vacant Parcels 2 acres or more**
- Business
- Residential
- Wetlands
- Woodlands



This map was created by the Geographic Information Systems Specialist- Cindy Summerfield. This map was adopted in September of 2010.

- Develop an administrative review process that allows staff to review and approve minor amendments to approved site plans.
- Inventory and catalog potential industrial and commercial development sites and buildings.
- Provide incentives to those who bring the right type of development to West Bloomfield.
- Develop business friendly program with the Assessing Department to work with business uses before notice of assessments are sent.
- Work one-on-one with individual businesses to encourage business retention and expansion.
- Connect people with existing financing programs for business startup, expansion and relocation.
- Designate a permit coordinator who would act on behalf of permit applicants and coordinate the process among township personnel.
- Re-evaluate the zoning ordinance to allow for more flexibility in development including mixed-use and PUDs.

## TOWNSHIP PROMOTION

West Bloomfield is a great community in which to live and do business. The Township needs to do a better job of promoting itself to potential new property owners. The more proactive a community, the greater chance it has in attracting new development and residents.

West Bloomfield needs to develop a concentrated marketing effort in order to promote the Township. This effort should be multi-faceted and include the following recommendations:

- Develop marketing materials to promote West Bloomfield as a prominent location for business as well as a community with a high quality of life. The materials should build upon the “Why West Bloomfield” effort that was previously undertaken as well as the efforts of Oakland County.
- Develop a “brand” for West Bloomfield as more than just a bedroom community.
- Make use of the Township’s website, online social networks and potentially the radio to provide information on West Bloomfield.
- Cultivate relationships with educational and cultural institutions, local chambers of commerce, commercial brokers, the International Council of Shopping Centers (ICSC), Urban Land Institute (ULI) and the Michigan Economic Development Corporation (MEDC) to help facilitate development and public/private partnerships.



*West Bloomfield needs to develop marketing materials, building upon the previous Why West Bloomfield effort*



- Publicize available vacant properties on the Township's website and provide links to the County's website.

## **INCENTIVE PROGRAMS**

A wide range of incentives are available to companies considering locating or expanding in West Bloomfield. The Township needs to work with Oakland County and the State of Michigan to match potential businesses with appropriate funding sources. These incentives seek to attract and retain high-quality jobs for a highly-skilled work force, as well as maintain a vibrant economic environment for the business community. A summary of incentive programs is included below, followed by a more elaborate discussion of the Corridor Improvement Authority program that the Township has already begun investigating.

### **21st Century Jobs Fund**

This provides over \$2 billion over the next ten years to spark new investment, creating high-tech companies and jobs through loans, grants and equity investments.

### **Alternative Energy Tax Credits**

Tax credits are available for businesses engaged in research, development or manufacturing of alternative energy technology.

### **Brownfield Incentives**

Tax credits, grants and loans are available to businesses that reuse contaminated, functionally obsolete or blighted properties. Brownfield incentives should be used to help defray the costs associated with the redevelopment of the Dunham's property, along with the automobile dealerships on Orchard Lake Road if they cease to exist.

### **Capital Access Program**

This program uses small amounts of public resources to generate private bank financing, providing small Michigan businesses access to bank financing that might not otherwise be available.

### **Centers of Energy Excellence (COEE) Program**

\$30 million has been authorized from the 21st Century Jobs Fund to promote the development, acceleration and sustainability of energy sectors in Michigan.

## Emerging Technologies Fund

This fund is designed to expand funding opportunities for Michigan technology-based companies in the federal innovative research and development arena. To that end, the Small Business & Technology Development Center (SBTDC) through the Michigan Strategic Fund (MSF) is dedicated up to \$1.4 million to match federal funding opportunities for exceptional commercial opportunities in Michigan.

## Film Tax Credit

Qualifying film and digital media productions can benefit from several new incentives from the State of Michigan including production incentives, workforce incentives and financing incentives.

## Job Training

A variety of grants and assistance are available to assist companies to locate, hire and train new employees. Grants are also available to provide training to upgrade the skills of a company's existing workforce.

## Local Development Financing Act (LDFA)

The LDFA, Public Act 281 of 1986, allows a community to use tax increment financing to fund public infrastructure improvements. The tool is designed to promote economic growth and job creation. Communities have used this tool to extend sewer and water lines, construct roads and service high technology operations.

## Michigan Collateral Support Program

This program will supply cash collateral accounts to lending institutions to enhance the collateral coverage of borrowers.

## Michigan Economic Growth Authority (MEGA) Tax Credits

These tax credits apply against a company's state tax liability. They are intended to narrow the gap between the costs of expanding a business in Michigan compared to another state.

## Michigan Loan Participation Program (MLPP)

The MLPP will participate with lenders to finance diversification projects when faced with borrowers whose projected cash flows are considered speculative by the lender.



## Michigan Pre-Seed Capital Fund

The Michigan Pre-Seed Capital Fund was established to support high-tech start-up companies as they near commercial viability. The purpose of the fund is to provide access to capital at an early stage of development and to position the company for external investment.

## Small Business Administration (SBA) 504 Loans

This program provides small and medium sized businesses with long-term fixed rate financing for the acquisition or construction of fixed assets.

## Corridor Improvement Authority (CIA)

Signed into law in 2005, Public Act 280 allows communities to create Corridor Improvement Authorities (CIA) which function in a manner similar to a Downtown Development Authority (DDA). One of the key features of a CIA is the ability to fund improvements through the use of tax increment financing. The CIA is intended to combat the deterioration of existing business districts and promote economic development efforts along commercial corridors. A CIA is granted specific powers and duties to empower it to accomplish its mission. Specific objectives may include:

- Construction and improvement of public facilities and infrastructure.
- Acquisition, owning, conveyance, disposal of or leasing all or part of land, real or personal property, or interests in property.
- Accepting of grants and donations of property, labor or other things of value needed to implement projects identified in CIA planning documents.

In order to create a CIA, the Township is required to pass a resolution of intent to establish such an authority for a specific area and develop a Board as follows:

- The CIA Board shall consist of the CEO of the municipality or their assignee (Supervisor).
- There shall be five to nine other members as determined by the Township Board.
- At least one of the members shall live in or within a half mile of the CIA boundary.
- Terms shall be staggered, so the first appointments should be for differing lengths ranging from one to four years, after the initial appointment terms shall be for four years.
- The Supervisor appoints CIA Board members, subject to approval by the Township Board.

The Township Center Overlay District has been identified as an ideal area for the development of a CIA. A development plan, which sets forth the objectives for the improvement of the CIA District, provides a schedule of implementation, anticipated revenues, procedures for the spending of revenues and disbursement of excess revenues must be developed once a Board has been established.



## CHAPTER 4 TRANSPORTATION



An integrated transportation system should contribute to a high quality of life for residents and a desirable climate for business. Many transportation issues in West Bloomfield are related to the increase in vehicular volumes and congestion. While the automobile is the dominant mode of transportation, the Township wants to provide a balanced and coordinated “multi-modal” transportation system to accommodate ongoing growth and development. Comprehensive improvements to all modes of travel can help improve the operation and capacity of the road system.

West Bloomfield will create a safe and coordinated multi-modal transportation system adequate to support land uses and economic vitality that balances traffic needs with non-motorized alternatives

## ROAD CONDITIONS

The Township’s road network serves significant corridor traffic within the Township and connects with the surrounding regional roadway network. The Township is accessible from important highway corridors such as I-96, I-696, US-24 (Telegraph Road), M-59 and M-5. These corridors tend to draw traffic from other communities that impact the Township.

### Classification

All Michigan roads have a National Functional Classification (NFC) designation. NFC is a planning tool which federal, state and local transportation agencies have used since the late 1960's. The Federal Highway Administration (FHWA) developed this system of classifying all streets, roads and highways according to their function. The FHWA publication, Highway Functional Classification: Concepts, Criteria and Procedures, establishes the following hierarchy in West Bloomfield:



- Rural or Urban Other Principal Arterial
- Rural or Urban Minor Arterial
- Rural Major or Urban Collector

*The road system in West Bloomfield is made up of arterials, collectors, and local roads*

- **Principal Arterials.** Principal arterials generally carry long distance, through-travel movements. Orchard Lake, Cooley Lake, Commerce, Pontiac Trail, Long Lake, Haggerty, West Maple, Northwestern and 14 Mile Roads (from Orchard Lake to Haggerty) are principal arterials in West Bloomfield.
- **Minor Arterials.** Minor arterials are similar in function to principal arterials, except they tend to carry trips of shorter distance and to lesser traffic generators. Minor arterials in the Township are Inkster, Middlebelt, Farmington, Drake, Walnut Lake, Hiller and Green Lake Roads.

- **Collectors.** Collectors tend to provide more access to property than do arterials. Collectors also funnel traffic from residential areas to arterials. Roads in West Bloomfield that are classified as collectors include Halsted, Lone Pine, Willow, Greer and Lochaven Roads.
- **Local Streets.** Local streets serve primarily to provide access to individual property and homes. These roadways are generally short and provide connection to collector streets.

In addition to the above functional classifications West Bloomfield contains two roads that have been identified as Natural Beauty Roads, Halstead Road from 14 Mile to Walnut Lake and Walnut Lake Road from Haggerty to a half mile northeast of Halstead. This designation signifies that the community wishes to maintain the rural character of the roadway including its natural vegetation.

### Traffic Volume

Traffic volume data is measured by average daily traffic (ADT) counts, which is an estimate of typical daily traffic volume on a road. The most recent information for the Township’s ADT was collected since 2005 and compiled by SEMCOG. Figure 4-1 depicts the ADT counts gathered for the main roads in the Township. As a major north-south thoroughfare, it is not surprising that Orchard Lake Road is the most heavily traveled road in the Township, followed by portions of Haggerty and Maple Roads.

Road	Count Limits		Year	Traffic Count
14 Mile	Drake Intersection		2006	17,592
	Farmington Intersection		2008	23,885
	Gatehouse Intersection		2007	26,028
	Middlebelt Intersection		2009	7,689
Commerce	Green Lake	Hiller	2006	17,785
	Hiller	Orchard Lake	2006	15,133
	Keith	Green Lake	2006	11,328
	Union Lake	Keith	2006	19,590
Cooley Lake	Hospital	Lochaven	2008	17,930
	Williams Lake	Hospital	2008	20,247
Drake	14 Mile	Maple	2008	14,488
	Maple	Walnut Lake	2008	12,611
Farmington	14 Mile	Maple	2008	14,326
	Maple	Walnut Lake	2008	6,914
Green Lake	Pontiac Trail	Richardson	2007	14,700
	Richardson	Commerce	2007	14,255
Greer	Hiller	Rosedale	2006	5,596
	Lochaven	Hiller	2006	2,844



Figure 4-1 Average Daily Traffic (ADT) Counts				
Road	Count Limits		Year	Traffic Count
Haggerty	13 Mile	Fourteen Mile	2008	17,694
	14 Mile	Maple	2008	22,644
	Maple	Walnut Lake	2008	20,646
	Walnut Lake	Pontiac Trail	2005	19,775
	Pontiac Trail	Oakley Park	2008	28,925
	Oakley Park	Richardson	2008	23,731
Halsted	14 Mile	Maple	2006	669
	Maple	Walnut Lake	2007	1,040
	Walnut Lake	Pontiac Trail	2007	9,528
Hiller	Commerce	Willow	2006	19,904
	Greer	Coomer	2006	10,122
	Old Orchard Trail	Commerce	2006	8,378
	Willow	Greer	2006	14,695
Inkster	Maple	14 Mile	2008	7,943
	Maple	Walnut Lake	2008	7,859
	Walnut Lake	Quarton	2008	6,545
Lockhaven	Greer	Cooley Lake	2006	6,601
	Willow	Greer	2006	7,338
Lone Pine	Middlebelt	Inkster	2006	6,749
	Orchard Lake	Middlebelt	2006	9,092
Long Lake	Middlebelt	Franklin	2008	15,654
	Orchard Lake	Middlebelt	2006	15,380
Maple	Haggerty	Halsted	2006	23,878
	Halsted	Drake	2006	22,410
	Drake	Farmington	2006	24,194
	Farmington	Orchard Lake	2008	28,116
	Orchard Lake	Middlebelt	2008	23,674
	Middlebelt	Inkster	2006	22,268
Middlebelt	14 Mile	Maple	2008	18,082
	Maple	Walnut Lake	2008	17,634
	Walnut Lake	Lone Pine	2008	17,803
	Lone Pine	Long Lake	2008	18,881
	Long Lake	Pine Lake	2008	19,812
	Pine Lake	Square Lake	2008	18,571
	Square Lake	Orchard Lake	2008	12,644
Orchard Lake	Cass Lake	Middlebelt	2006	29,289
	Long Lake	Pine Lake	2008	17,491
	Middlebelt	Telegraph	2006	31,652
	Pine Lake	Commerce	2008	17,480
	Ward	Telegraph	2008	33,835
	Lone Pine	Pontiac Trail	2008	36,556
	Maple	Walnut Lake	2008	34,548
	14 Mile	Maple	2005	51,381

Figure 4-1 Average Daily Traffic (ADT) Counts				
Road	Count Limits		Year	Traffic Count
Pine Lake	Orchard Lake	Middlebelt	2006	2,302
Pontiac Trail	Haggerty	Green Lake	2006	23,677
	Green Lake	Halsted	2006	19,985
	Halsted	Old Orchard	2006	13,140
	Halsted	Orchard Lake	2008	12,235
Square Lake	Middlebelt	Klingensmith	2008	11,354
Walnut Lake	Haggerty	Halsted	2007	1,689
	Halsted	Drake	2008	12,785
	Drake	Farmington	2008	18,350
	Farmington	Orchard Lake	2008	20,855
	Orchard Lake	Middlebelt	2008	12,236
	Middlebelt	Inkster	2008	8,151
Willow	Union Lake	Keith	2006	6,800
	Keith	Lochaven	2006	9,086
	Lochaven	Hiller	2006	5,602

Source: SEMCOG

### Intersection Capacity

The ability of any road to carry volumes of traffic is related to the design of the road, number of lanes and number of ingress and egress points along the road. Crash data was compiled by SEMCOG, and each intersection within the region was ranked according to the frequency of crashes reported between 2004 and 2008. These rankings were assigned at the Township, County and Regional levels. Figure 4-2 shows the ten intersections in the Township with the highest number of crashes during this period.

Figure 4-2 Intersection Crashes				
Intersection	Twp. Rank	County Rank	Region Rank	2004-2008 Total Crashes
Maple and Orchard Lake	1	5	8	282
Haggerty and Pontiac Trail	2	9	13	268
14 Mile and Orchard Lake	3	11	16	254
Farmington and Maple *	4	29	71	178
Haggerty and Maple	5	41	89	169
Drake and Maple*	6	52	115	157
Orchard Lake and Walnut Lake	7	63	150	145
14 Mile and Northwestern	8	64	152	144
14 Mile and Farmington *	9	66	160	142
14 Mile and Haggerty	10	86	240	124

\* Intersections that have since been improved with roundabouts  
Source: SEMCOG

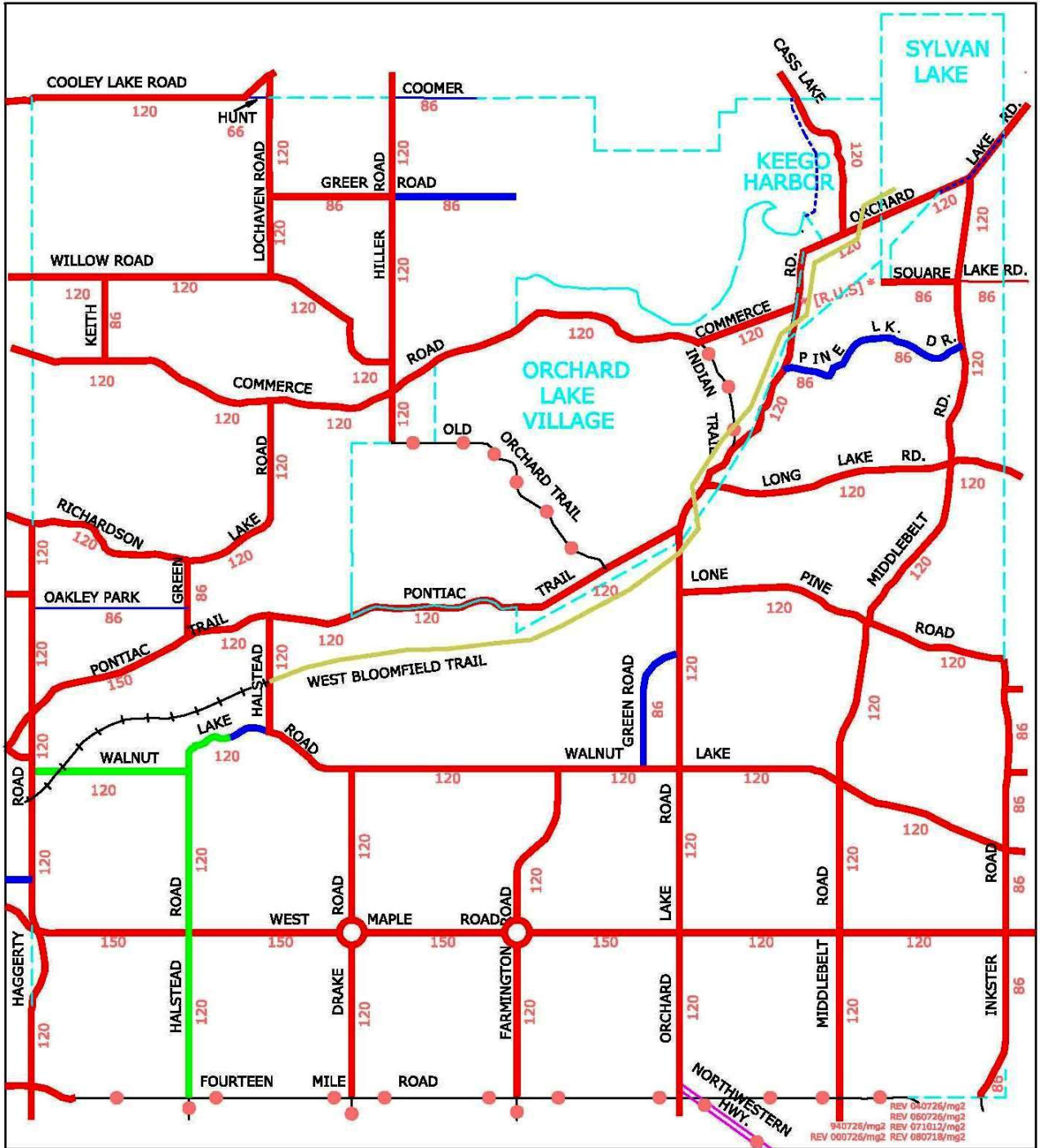


Improvements in the intersections including designated turn lanes, better signalization and timing can help minimize the number of accidents at each intersection. The installation of the roundabouts at Maple and Drake, Maple and Farmington, and 14 Mile and Farmington have shown to reduce severity of crashes at those intersections.

## Jurisdiction

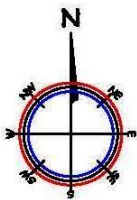
As a Township, the roads in West Bloomfield are under the jurisdiction of the Road Commission for Oakland County (RCOC), which controls, plans and maintains the Township's public road network. The Township's lack of jurisdiction over the roads can create challenges because when significant improvement projects, such as widening and intersection improvements are needed, the Township must rely upon the RCOC. As appropriate, West Bloomfield may need to advocate the Township's desire to slow traffic, plan for pedestrians and bicyclists and reduce traffic volumes. This is especially true when it comes to the Orchard Lake Road and the intersection of Orchard Lake Road and Maple Road in particular. That intersection of Orchard Lake Road is the backbone of the Township's Town Center District, an area envisioned for a pedestrian friendly mixed use district that will serve as the Township's downtown and many in the Township are opposed to the development of a roundabout at that intersection.

The RCOC has developed a Master Right-of-Way Plan, included on the following page, which is an important planning tool to help the Township develop sites along primary county roads. The right-of-way widths indicated on the plan are the widths required by the County to construct future roads with an acceptable level of service. By designing sites in conjunction with the plan, the Township will minimize possible disruption of land uses, preserve rights-of-way for future growth, encourage local zoning which is compatible with the functional classification and aesthetic qualities of the road, and provide working corridors for public and private utilities.



**WEST BLOOMFIELD TOWNSHIP  
CITY OF KEEGO HARBOR**

**CITY OF ORCHARD LAKE VILLAGE  
CITY OF SYLVAN LAKE**



- PAVED COUNTY PRIMARY
- GRAVEL COUNTY PRIMARY
- PAVED COUNTY LOCAL
- GRAVEL COUNTY LOCAL
- NATURAL BEAUTY ROAD

- STATE / FEDERAL HIGHWAY
- LOCAL JURISDICTION (NON-COUNTY)
- - - - - POLITICAL BOUNDARY (C-V-T)
- 180 150 135 120 86 66
- PLANNED RIGHT-OF-WAY (FULL WIDTH)
- NATURE TRAIL
- \* \* [ R. U. S. ] \* \* ROUTE-UNDER-STUDY

PRODUCED BY:  
PLANNING & DEVELOPMENT DEPARTMENT  
ROAD COMMISSION FOR OAKLAND COUNTY



## Road Improvements

The SEMCOG Transportation Improvement Program lists proposed road improvements in the metro Detroit region. A list of roadway improvements within West Bloomfield, planned to be implemented by 2035, are listed in Figure 4-3. These projects represent priorities for the future based on anticipated needs, land uses and development conditions and forecasts of available revenues. While these projects have been identified by SEMCOG, they are not necessarily endorsed by the Township.

<b>Figure 4-3 Proposed Road Improvements</b>		
<b>Road</b>	<b>Project Limits</b>	<b>Proposed Improvement</b>
<b>Orchard Lake Road</b>	14 Mile to Maple	Widen from 5 lanes to 4 lane boulevard
	14 Mile Intersection	Construct roundabout
<b>14 Mile Road</b>	Drake to Orchard Lake	Resurface
<b>Middlebelt Road</b>	8 Mile to Maple	Study widening from 2 to 5 lanes
<b>Haggerty Road</b>	Pontiac Trail to Richardson	Widen from 2 to 5 lanes
	14 Mile to Pontiac Trail	Study capacity increase
Source: SEMCOG		

The Township must stay abreast of proposed improvements in order to be properly poised to participate in their planning and design. As these projects are programmed by SEMCOG, in coordination with the RCOC, the Township should work to build positive working relationships to ensure West Bloomfield's voice and concerns are heard and incorporated into the project design. For example, the West Bloomfield Township Board passed a resolution supporting a 3-lane cross section for Haggerty Road as part of the Four Towns Corridor Improvements. The Township opposes widening Haggerty Road beyond a three-lane configuration.

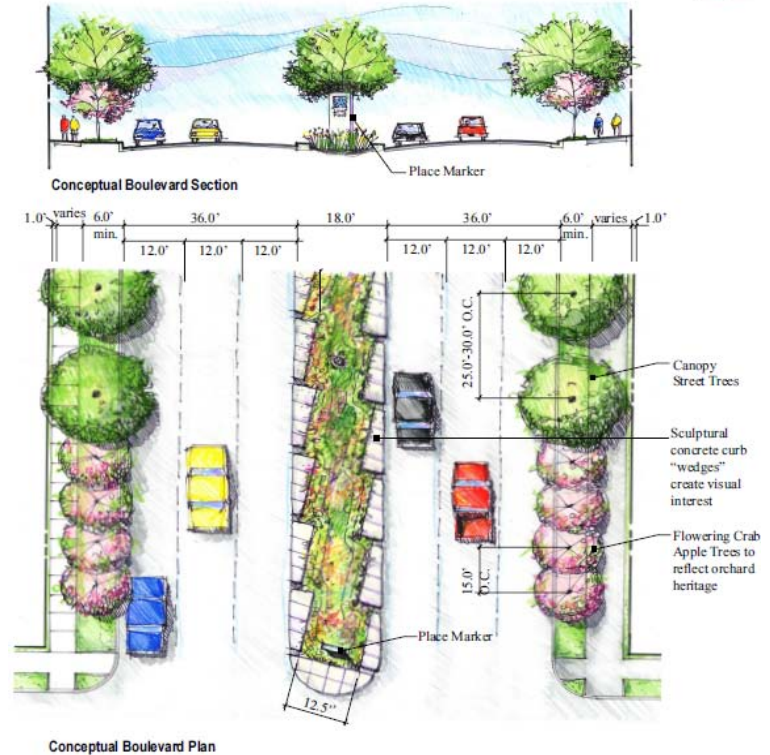
The Township needs to plan for future road improvements. In the public opinion survey, participants ranked the improvement of neighborhood street conditions and maintenance as the number two priority for transportation, following the reduction of congestion on main streets. This is especially important as funding sources are being reduced and the needs for road repair are growing as the infrastructure ages. Because the Township does not have jurisdiction over the street system, West Bloomfield needs to work with RCOC, SEMCOG and the state to identify alternative funding sources to address this increasingly important issue.

As the Township continues to evolve, the methods of travel will adjust to various desires and lifestyles. Environmental and cost of living issues will continue to emerge that will likely shift travel choices away from the single-occupant automobile toward more carpooling, transit and non-motorized options. Anticipating this shift, the concept of "Complete Streets" has emerged, which maintains equal focus on all modes of travel through both road and pathway design. Complete Streets are intended to accommodate and enable safe travel for all system

users. West Bloomfield should support the integration of complete street design into any future road projects to help promote multi-modal transportation in the Township.

### Orchard Lake Road Corridor Study

The Orchard Lake Road Corridor Study, an inter-jurisdictional study of the major north-south road corridor that passes through the Township, culminated in October 2002. The study contains detailed recommendations for potential re-development, access management, new roundabouts, frontage roads, parking, a grid street network and pedestrian enhancements. The Township should continue to support the implementation of the recommendations of the study in a manner that is cohesive with the desired character of the Township.



### Northwestern Connector Project

*The Orchard Lake Road Corridor Study developed design concepts for this important regional thoroughfare*

The Northwestern Connector Project Environmental Assessment recommends widening three major road corridors and adding modern roundabouts at three points on Orchard Lake Road. The Planning Commission has adopted the findings of the Environmental Assessment and the Township Board has budgeted resources for its implementation. The Township should continue to work with the RCOC to ensure the implementation of this study in a manner that is cohesive with the desired character of the Township.



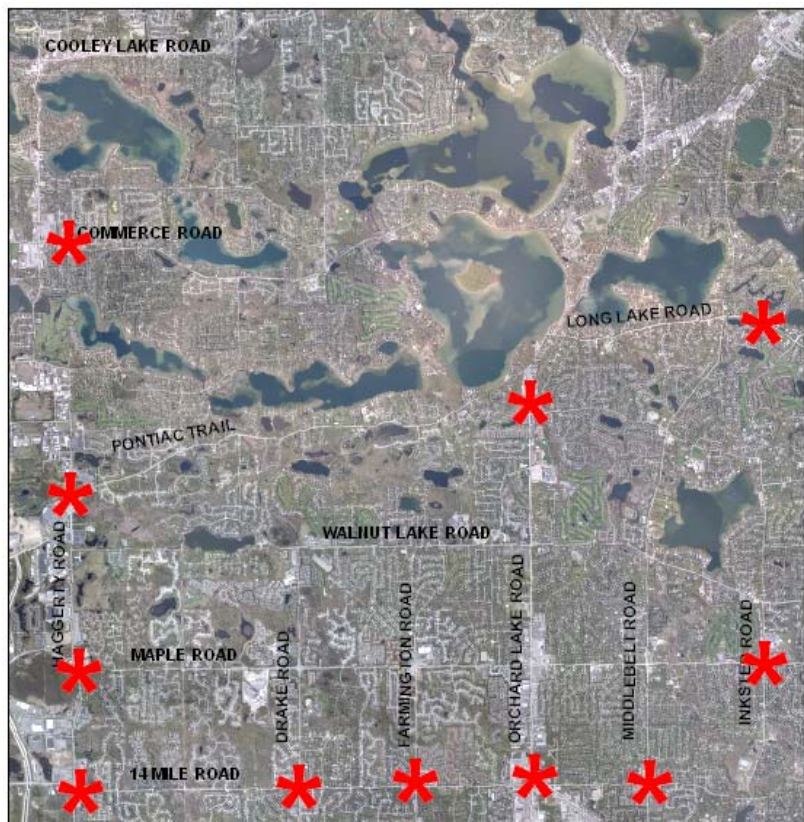
## ENTRYWAYS

Entryways into the Township provide visitors their first and sometimes strongest impression of the Township. West Bloomfield has several roads providing access to the community. The number and locations of these roads combine with a jurisdictional boundary that can be somewhat confusing. The Township can benefit from clarifying and establishing a unique identity through entryway treatments. The treatments could vary in terms of size and extravagance with different signage and plantings depending on the location. To maximize impact, entryways should be developed at:



*Example of an entryway treatment that could be used to welcome people to West Bloomfield*

- Orchard Lake and 14 Mile/ Northwestern
- Orchard Lake south of Pontiac Trail
- 14 Mile and Farmington
- 14 Mile and Middlebelt
- 14 Mile and Drake
- 14 Mile and Haggerty
- Maple and Inkster
- Long Lake Road at the eastern Township limits
- Haggerty and Maple
- Haggerty and Pontiac Trail
- Commerce Road at the western Township limits



*Proposed entryway locations to welcome people to West Bloomfield*

## TRAFFIC CALMING

Residents expect low volumes of traffic and low speeds within neighborhoods. Traffic calming is a way to visually and physically impede speeding in residential areas and cause drivers to slow-down and be more attentive. The physical change in the road and the psychological change in the feel of the road tend to reduce speeds. Because the RCOC has jurisdiction over the roads in West Bloomfield, the Township should work with them to develop traffic calming strategies for residential areas.

The Institute of Traffic Engineers (ITE) defines traffic calming as “the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.” Appropriate traffic calming techniques that may be applicable in specific areas of West Bloomfield include:

### Speed Humps or Bumps

Speed humps are raised vertical constraints that extend across the width of the pavement and range between two to four inches in height, spaced at three hundred to six hundred foot intervals along a street. Variations of speed humps include speed tables, which have flat portion in the center. The RCOC has a policy stating criteria to be used to determine if speed humps are warranted, including the following:

- 85<sup>th</sup> percentile speed must be at least 35 miles per hour.
- Traffic volumes in excess of 1,000 vehicles a day, which includes a minimum of 25% “cut through” traffic.
- Acceptable vertical and horizontal curvature.
- Pavement width less than or equal to 40 feet.



*Examples of traffic calming: a speed hump, choker and chicane (from top to bottom)*



## Chokers

Chokers are curb modifications, channelization and sometimes landscaping features that narrow the street to a minimum safe width. Often installed at intersections to reduce speed or redirect traffic, they provide larger areas for landscaping and enhance pedestrian crossings.

## Chicanes

Chicanes are a series of two or more staggered curb extensions on alternating sides of the road, similar to chokers. Horizontal deflection influences motorists to reduce speed through the chicane. A raised island is added to the center of the road to prevent motorist from crossing the center line.

## Road Narrowing

Narrow roads serve to calm traffic by creating a sense of confinement, thus slowing speeds. A sense of confinement comes from a combination of elements including narrower road widths, street trees and on-street parking. Older communities tend to have been developed with narrow road widths that naturally slowed and calmed through traffic. However, newer development moved toward wider roads with less, if any, on street parking. Reducing the required road widths and rights-of-way in new developments and requiring trees will help to calm cut-through traffic.

Current West Bloomfield code requires a minimum sixty foot right-of-way for roads in residential districts, with a paving width of twenty-seven feet. Some communities allow roads as narrow as twenty feet with limited on-street parking in residential neighborhoods. The benefits to reducing the required width of residential streets include a reduction in the amount of impervious surfaces within the Township, reduced construction costs, slower traffic speeds and lighter cut-through traffic volumes.

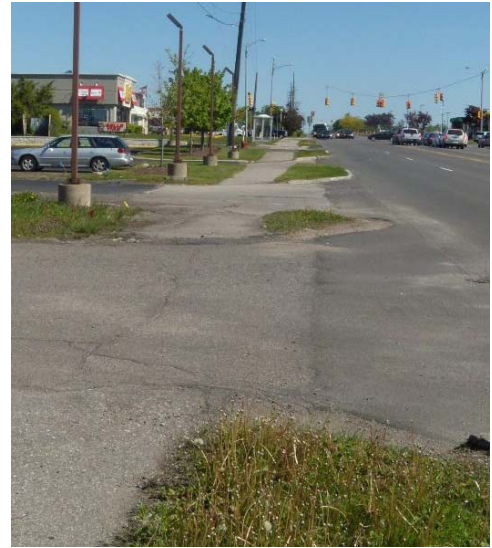


*Varying street widths, building setbacks, and the presence of street trees and sidewalks can dramatically influence the speed of motorists*

## ACCESS MANAGEMENT

Control of the location and spacing of driveways along main roads in the Township will improve safety and help preserve the road's ability to carry traffic. Access management guidelines minimize congestion and crash potential while providing property owners with reasonable access to property.

As change in use, expansion or redevelopment occurs along main roads, access management improvements should be considered including limiting the number of driveways and requiring minimum driveway spacing from intersections, median crossovers and other driveways. As the roads are under the jurisdiction of RCOC, implementation of these strategies will require cooperation and coordination with them.



*The number of driveways along Orchard Lake Road hampers its ability to safely and efficiently move traffic along this busy corridor*

## TRAFFIC IMPACT STUDIES

Increases in traffic over time place a strain on the road system. To help ensure new development does not overly burden roads a Traffic Impact Study for rezonings or projects expected to generate traffic above fifty or more directional (one-way) trips in the peak hour or five hundred trips in an average day should be required. The study should analyze options to mitigate traffic impacts, such as changes to access, improvements to the road, or changes to the development. In some cases, the developer can assist in funding improvements to help offset the impacts of the project.

## TRANSIT

Transit service is provided by the Suburban Mobility Authority for Regional Transportation (SMART) Program. This program allows local communities or groups to become partners with SMART and to share operating responsibility based on a community's specific needs. SMART provides three types of public transit service in West Bloomfield:



*SMART Bus offers a variety of transit service to metro Detroit residents*



- **Fixed Route Line-haul Service.** Offers four established routes: 385 Orchard Lake, 405 Northwestern, 780 Maple, and 851 the West Bloomfield - Farmington Hills Park & Ride.
- **Connector Service.** Curb to curb job shuttle service on a demand-responsive basis at Orchard Lake and Maple.
- **Community Transit.** Community transit service operated by West Bloomfield Parks and Recreation that provides door-to-door medical transport for seniors and those with disabilities.

It is important to consider transit as a valuable asset to the transportation system because it offers an alternative to the automobile, thereby reducing congestion on the roads and offering an affordable form of transportation. Transit routes should continue to coincide with existing and planned key destination points in the Township including shopping nodes and community facilities along these routes. In addition, the hours of operation should be re-evaluated regularly to better accommodate users, including the expansion of night and weekend service. Further, the Township should work with SMART to enhance existing bus stops to make them more comfortable and attractive.

To support the viability of transit use, it is important that development along transit routes embody Transit-Oriented Development (TOD) standards, especially in the Township Center. This consists of land use patterns that promote travel by transit, bicycle, walking and ridesharing; and concentrating mixed use development at transit centers and along transportation corridors. Elements of TOD include:

- Development of a desirable community with cultural amenities, easy walking distance to goods and services, access to trail systems and the ability to live and work within close proximity.
- Increased pedestrian activity and development at a more human scale.
- Enhanced marketability of new development.
- Stronger intermodal connections, providing opportunities for pedestrians and bicyclists to better link with transit and the regional trail system.

Design of development along transit routes can support transit by increased intensity of development, improved pedestrian connections and appropriate locations of buildings and parking. Sites should be designed so that buildings are oriented to each other. Surface parking should be located to the sides and back of buildings in a manner that still offers convenient vehicle parking without becoming the dominant feature of the site.

## NON-MOTORIZED PATHWAYS

Non-motorized pathways add to the overall quality of life for residents. Providing community-wide access to a separate system for non-motorized travel is important to improve accessibility, connect people to key destinations, promote a healthy lifestyle for its residents and help relieve congestion on the road system. There are a number of user groups for the pathway system including pedestrians, bicyclists, recreational/health walkers and joggers, rollerbladers and persons with disabilities. The non-motorized path system should be designed to accommodate all of these users.

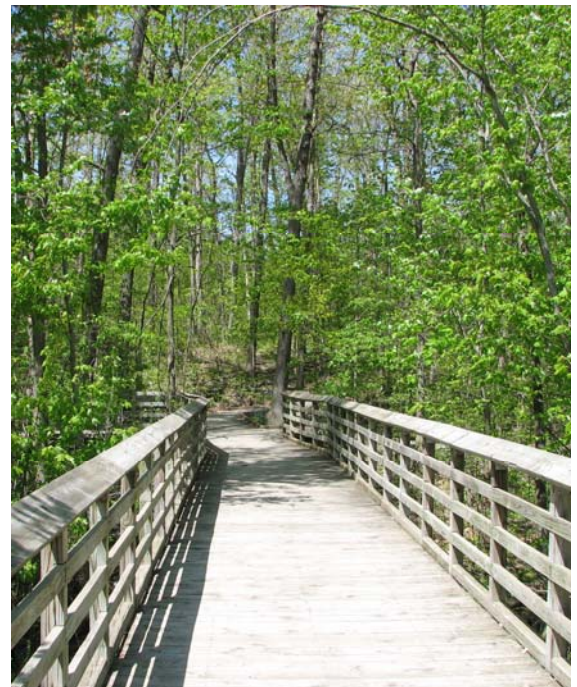
### Benefits of Pathways

- Provide multi-modal access throughout the community to key destinations
- Provide a source of recreation for residents that bike, jog, walk, etc.
- Increase social interaction between residents leading to an improved sense of community

### Safety Paths

Development of a cohesive safety path network has long since been a priority in the Township since it was first proposed in 1975. A safety path network refers to an interconnected network of non-motorized, shared use pathways utilized for walking, biking, rollerblading and other modes of non-motorized travel.

Despite efforts to systematically construct a safety path network, several large gaps exist within the safety path system. These gaps restrict safe pedestrian access to important areas of the Township such as schools, places of worship, shopping and parks. The importance of developing a safety path network culminated in 2004 with the passage of a voter approved fifteen year Safety Path Millage that levies up to two-tenths (0.20) of one mill. The primary focus of the millage is the construction of approximately eighteen to twenty miles of new paths which provide the critical interconnections within the existing safety network. Additionally, the millage allows for the proper maintenance of and repairs to the eighty-five existing miles of safety paths. The Township should develop a maintenance program to ensure the effective and efficient use of limited dollars to maintain the existing safety path network.



*Existing safety paths connect residents to key destinations in the Township and provide access to the natural environment*



Since the approval of the Safety Millage, many rules and regulations related to the construction and maintenance of shared use, non-motorized pathways have changed. These changes have placed greater costs and pressures on the Township in the construction and maintenance of existing and future safety paths. The Township should develop safety path construction and design standards pursuant to the American with Disabilities Act (ADA) and other pertinent design guidelines for all future paths.

Because of the varied users of the path system, the Township should develop a non-motorized signage and education plan to ensure residents understand where and how to utilize the safety path/non-motorized pathway network in a safe manner.

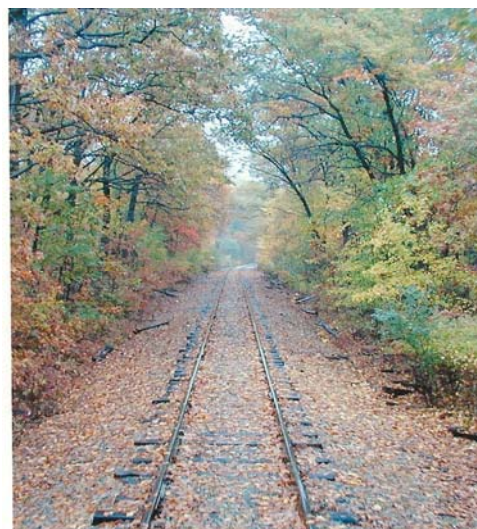
## Regional Trails

Oakland County is planning for a regional network of pathways. The emerging network of trails, pathways and blueways traverses much of the county. These trails often link to park trails, provide public access to rivers and streams and allow for many recreational uses.

The rail trails serve as regional connectors to other areas in southeastern Michigan including the West Bloomfield trail which links to the Clinton River Trail to the east. The West Bloomfield trail network is just over four miles in length. The main trail head is located at the entrance of the West Bloomfield Preserve with a secondary trail head located at Sylvan Manor Park. Twenty-one nature interpretive sites can be found along the trail that accommodates bikers, joggers, walkers and cross-country skiers.

The Township is currently in the process of acquiring approximately two and a half miles of the Michigan Airline Railway, which is a short line railroad that stretches from Wixom to West Bloomfield, running through the communities of Wixom, Walled Lake, Commerce and West Bloomfield. Working with the Trust for Public Land, which will purchase the property after it is abandoned; this section of rail corridor will directly connect to the existing West Bloomfield Trail at Arrowhead Road and provide one continuous non-motorized trail from the Clinton River Trail on the east to Haggerty Road, spanning nearly seven miles in length.

This section of rail corridor has been identified as a priority acquisition for the completion of the cross state Michigan Airline Trail which will provide continuous

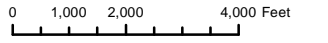
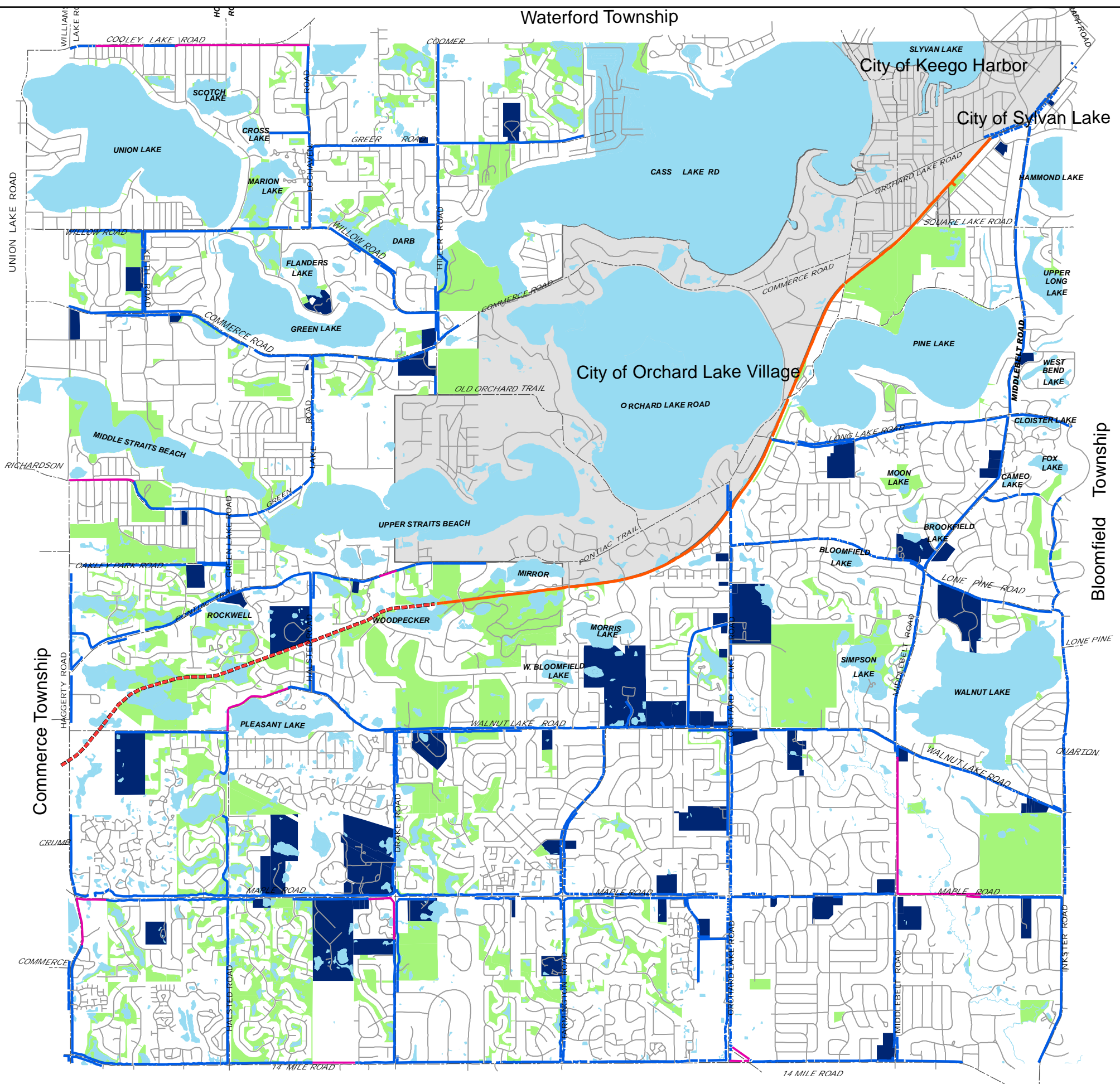


*Existing rail corridor that will be transformed into a regional trail system spanning from Lake Huron to Lake Michigan*



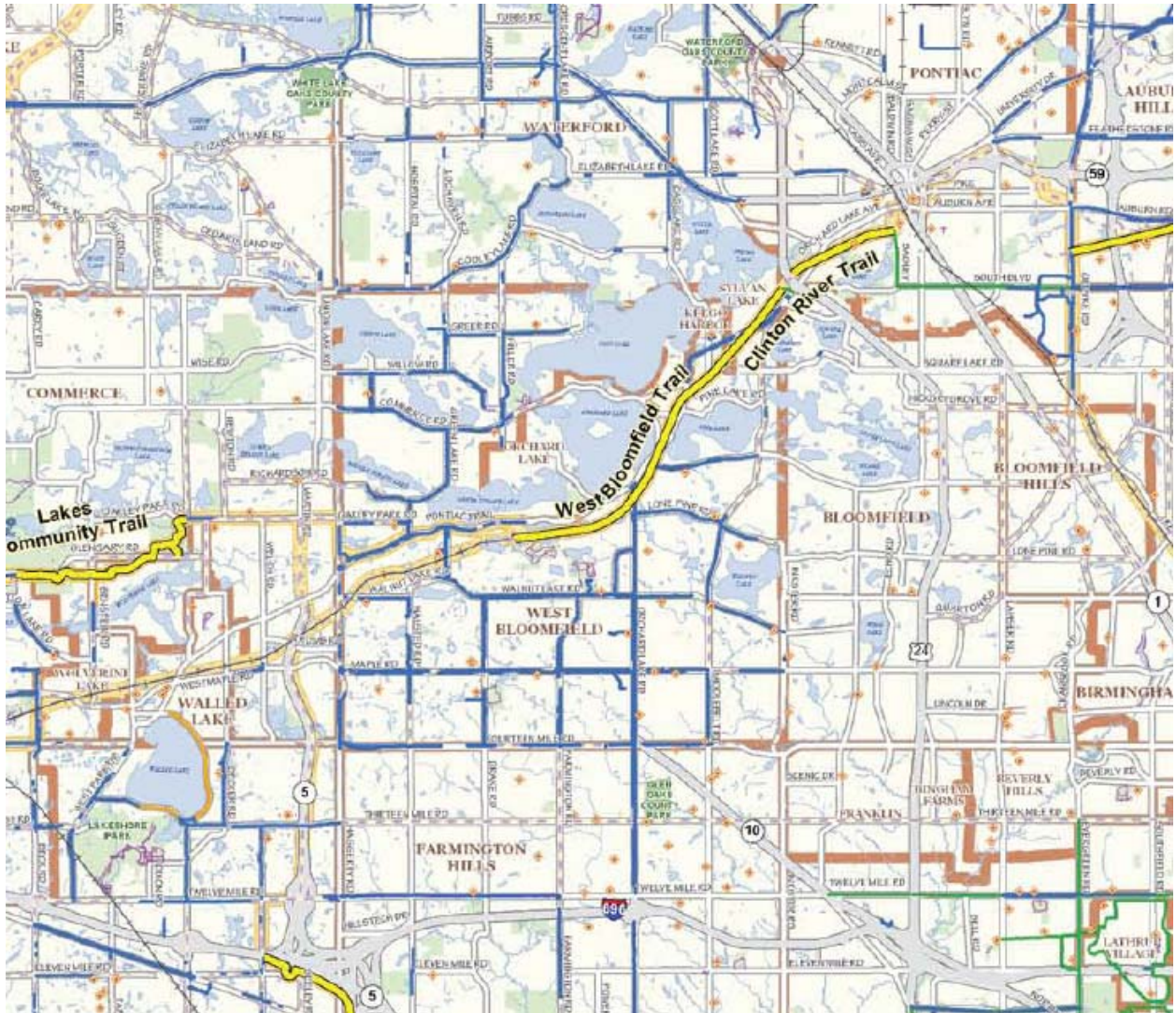
# Non Motorized Plan

- Pedestrian Connection**
- Proposed Rails to Trails
  - Existing Rails to Trails
  - Proposed Safety Path
  - Existing Safety Path
  - Public and Institutional
  - Recreation and Conservation
  - Water



This map was created by the Geographic Information Systems Specialist- Cindy Summerfield. This map was adopted in September of 2010.

passage across the state from Lake Michigan to Lake Huron. The Michigan Airline route is a proposed 240 mile trail consisting of eight existing rail-trails, including the Kal-Haven, Battle Creek Linear, Falling Water, LakeLands, Huron Valley, West Bloomfield, Clinton River and Macomb Orchard. The addition of this section of rail trail will help close the gap between West Bloomfield and the Huron Valley Trail without having to route tourists onto a road right of way or a configuration of sidewalks. Efforts should be made by West Bloomfield to provide connections throughout the Township to this regional trail system.



*West Bloomfield is working to develop connections to a regional trail system*







## CHAPTER 5 NATURAL RESOURCES



West Bloomfield is home to an abundance of natural resources that contribute to its desirability as a place to live. Numerous lakes, large areas of protected wetlands and woodlands and several watercourses are enjoyed by residents for a variety of recreational pursuits. These natural resources provide needed habitat to a diverse species of plants and animals. Prior to the influx of people to the region, large areas of the Township were cleared to accommodate agriculture. As agriculture became a less common land use, these areas were converted to residential neighborhoods and other uses.

West Bloomfield will protect and preserve the unique natural features of the Township, including water resources, wetlands, woodlands, uplands and habitat for native flora and fauna

The protection of the natural environment is an important goal of the Township as it is necessary to maintain and enhance the quality of life for its residents. As a result, it should be considered in all development decisions. The protection and enhancement of the natural environment is an integral part of the Township's fundamental social health. To strengthen the protection of natural resources within West Bloomfield from adverse effects of development, the Township has adopted many regulations and guidelines over the years that cover:

- Soil Erosion and Sedimentation Control
- Grading and Drainage Control
- Floodway, Floodplain, Watercourse and Wetland Protection
- Woodland Conservation
- Environmental Features Setback Protection
- Fertilizer Regulation
- Storm Water Management

Although there are numerous policies and regulations that are in place to guard and improve the health of the environment in the Township, environmental protection and enhancement is a continuous process. Additionally, educating the public on emerging environmental health threats is critical to the protection of the environment and the quality of life of the residents of the Township.

## PHYSICAL LANDSCAPE

Oakland County is one of the most diverse landscapes in the state of Michigan. The landscape ranges from the flat glacial lake-plain, which is the predominant landform in the southeastern portion of the County, to the rolling hills characteristic of moraine landscapes, which is the dominant feature of the northern and western portions of the County. A moraine

is composed of unsorted debris that was left behind as the Wisconsin glacier retreated over 15,000 years ago.

There are approximately 1,400 inland lakes in Oakland County, more than in any other county in the state. These lakes play an important role in the ecology, economy and culture of the region based on their ability to support critical habitats, provide valuable land for the real estate market and provide an outlet for recreation.



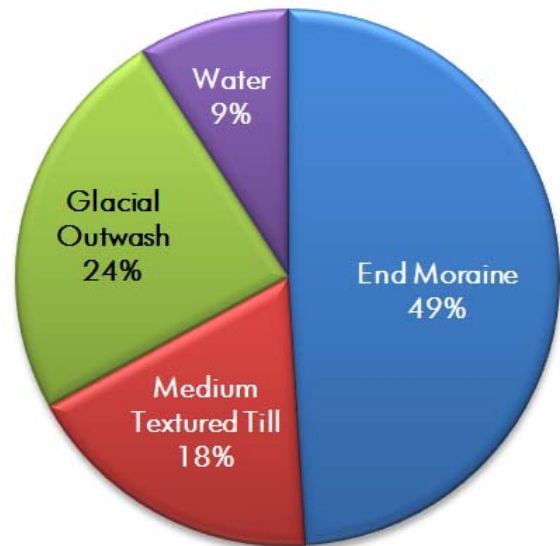
*The Township's physical landscape is what continues to attract people to call West Bloomfield home*

The vegetation throughout the County represents human impacts that have shaped the landscape. American Indians and early European settlers cleared the land for agricultural use. Many areas were also subject to periodic burning from natural occurrences such as lightning strikes or the actions of the Native Americans who periodically burned woodlands to increase game populations. The result of the human impacts is that many of the forested areas transitioned to Oak-Hickory forest rather than Beech-Sugar Maple forests. Because the Oak-Hickory ecosystem is dependent upon fire, development results in the suppression of fire, which threatens many of the large remaining areas of mature Oak-Hickory forest.

## GEOLOGY AND PHYSIOGRAPHY

The bedrock geology of the Township consists exclusively of coldwater shale. Coldwater shale dates from the Lower Mississippian period. It is a sedimentary rock characteristic of marine sedimentary deposits. Groundwater is found in the bedrock as well as in the glacial deposits above the layer of Coldwater shale. However, the principal source of drinking water for West Bloomfield is Lake Huron, via processing by the Detroit Water and Sewerage Department.

Figure 5-1  
Physiography of West Bloomfield

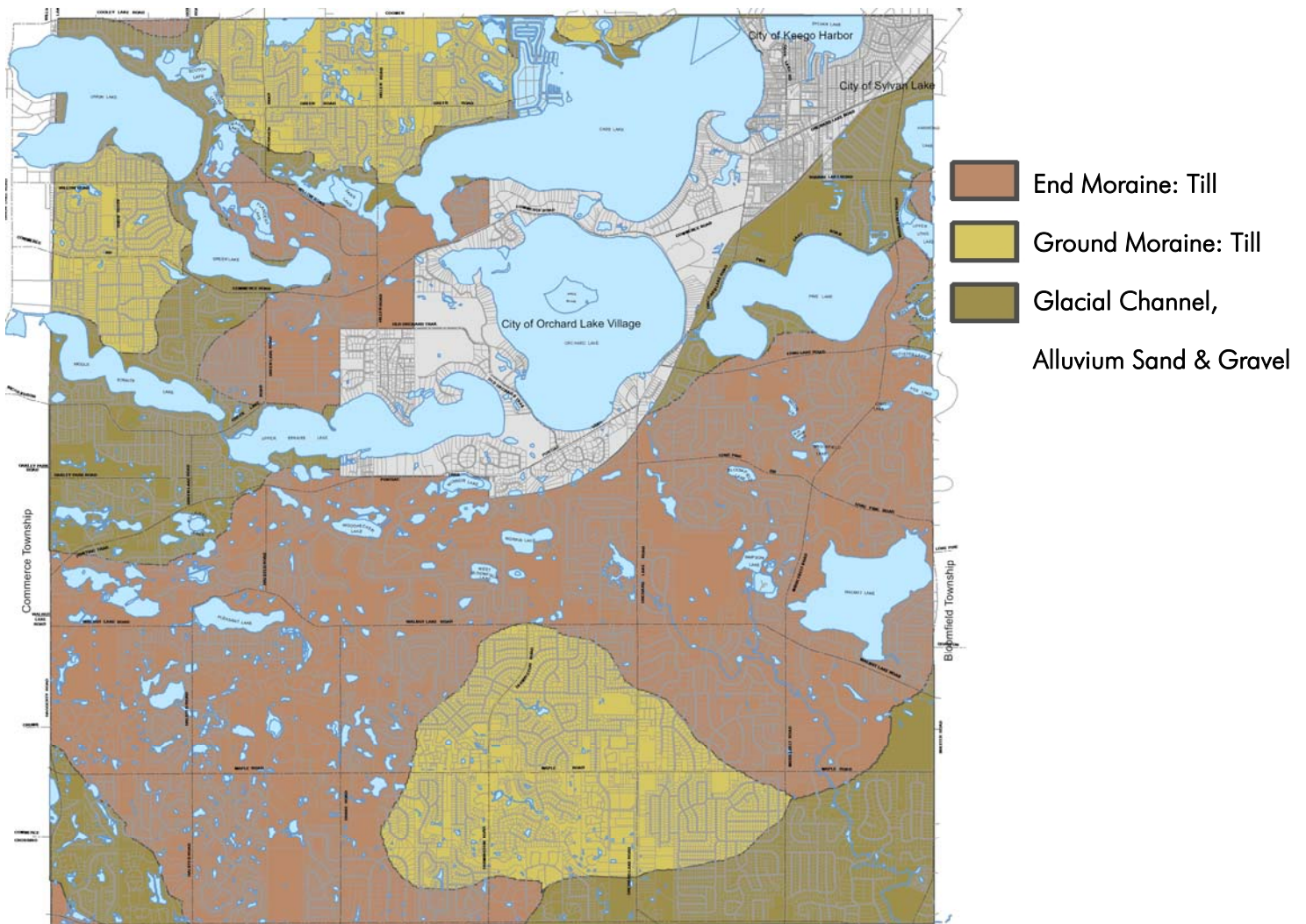


Source: USGS



The landforms of West Bloomfield, like the rest of Oakland County, were formed by the retreat of the Wisconsin Glacier approximately 15,000 years ago. End Moraines are ridge-like accumulations of glacial drift built along the terminal margin of a valley glacier or the edge of an ice sheet. End Moraines are mainly the result of deposition by ice, or deformation by ice thrust, or both. Till and outwash are products of glaciation. Till is the product of glacial movement and includes unsorted material ranging in size from small gravel and clay to boulders. Outwash consists of sediment and debris that settles in the streams formed by a melting glacier.

**Figure 5-2**  
**Landform Physiography**



Source: West Bloomfield Township

## Topography

The advance and retreat of the glaciers shaped the topography of West Bloomfield. The topography rolls from low points in the southeast corner of the Township to higher points in the northwest corner; however, it is not a consistent slope. End moraines - ridge-like accumulations of glacial drift - are the prevalent landform that comprises the physical landscape in the Township. The topography is rolling with a few significant hills and depressions around the lakes. In general, steep slopes are not a limiting regulated factor for development and redevelopment unlike woodlands and wetlands, which are regulated.

## Soils

There are thirty-eight different soil types/associations within West Bloomfield. A number of variations are based on different slopes. Eight soil types (excluding water) account for the great majority of soil types in the Township as described below:

- **Marlette Loam.** Marlette soils of all slopes are characterized by moderately slow permeability, medium to high runoff and high water capacity. In general, these soils are not good for septic tank absorption fields and are good for building where slope does not prohibit construction.
- **Spinks Loamy Sand.** These soils range from flat to steep and are well drained. The slopes are generally less than 100 feet in length. Permeability is moderately fast, making this a good soil for building development and septic fields. These soils are particularly prone to erosion.
- **Houghton and Adrian Mucks.** Found in bogs and depressions, these are poorly drained soils with a high water table (often above ground) for most of the year. These soils are not suitable for development or septic fields.
- **Capac Sandy Loam.** Capac sandy loam soils are nearly flat and almost always poorly drained and the associated seasonal water table is at a shallow depth, generally between one and two feet during the winter and spring months. Wetness makes this soil poor for building development and impossible to use for a septic tank absorption field.

**Figure 5-3  
Predominant Soils**

Soil Name	Soil Number	Acres
Marlette Loam	10	4,794.5
Urban Land – Marlette complex	60	2,101.0
Spinks Loamy Sand	15	1,596.3
Urban Land – Spinks complex	62	1,125.6
Urban Land – Capac complex	61	1,109.0
Houghton & Adrian Mucks	27	998.6
Capac Sandy Loam	11	975.9
Oshtemo-Boyer Sandy Loams	13	833.9
Water		2,157.7
<b>Total</b>		<b>15,692.5</b>

Source: USDA



- **Oshtemo-Boyer Sandy Loams.** This soil complex has well-drained soil with moderately rapid-to-rapid permeability. Water capacity is moderate to low and runoff is slow. The Oshtemo-Boyer complex soils are aptly suited for building and septic fields.
- **Urban Land – Marlette, Spinks and Capac Complex.** The urban characteristics of these soil complexes – namely improvements such as concrete, asphalt and other impermeable improvements – are the dominant feature for each. In the occurrences where soil is exposed in these areas, the soil maintains the characteristics of the Marlette, Spinks and Capac complexes.

## AQUATIC SYSTEMS

West Bloomfield, like much of Oakland County, is home to a number of lakes and watercourses, accounting for 3,315 acres. There are a total of twenty-eight lakes, one hundred and fifty large ponds and numerous storm water basins existing in a naturalized state. Almost four miles of watercourses, including rivers, streams, and drains exist in the Township that flow into the Great Lakes system via one of three major rivers. The Township is a headwaters community for three watersheds; the Rouge River, the Huron River and the Clinton River.



*The number and diversity of lakes in the Township provide ample opportunities for recreation*

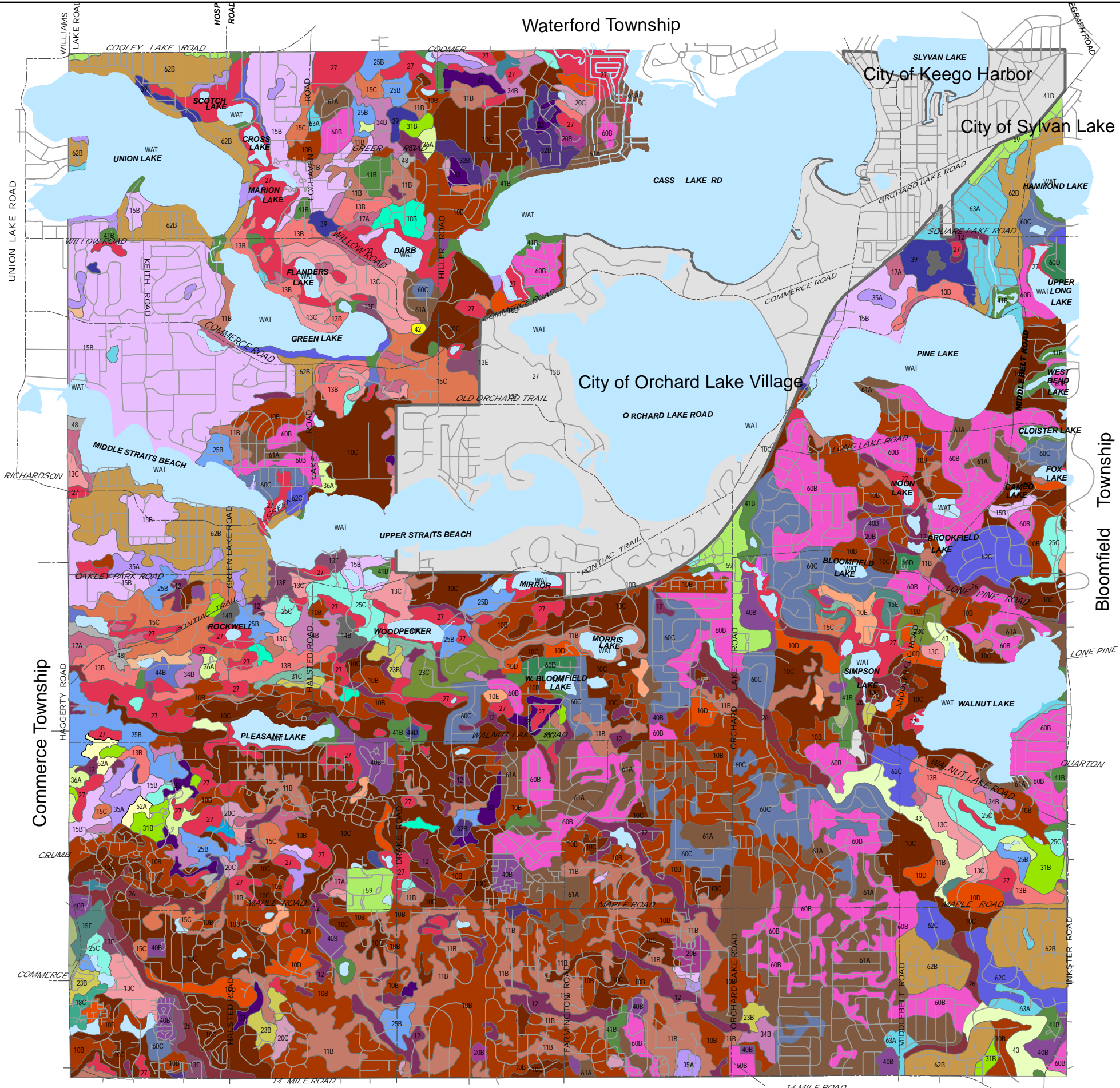
West Bloomfield has long been committed to protecting water quality, as evidenced by efforts to regulate soil erosion and sedimentation, fertilizer usage, environmental features setbacks, construction with direct and indirect impacts to lakes, streams and other watercourses, grading and drainage, storm water management and an extensive public education and outreach program aimed toward educating residents on how they can play a part in protecting these valuable natural resources.

### Lakes

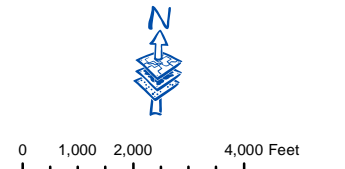
Lakes are a major feature in the West Bloomfield Township landscape. The approximately 2,800 acres of lakes represent 14% of the Township's land cover. The West Bloomfield Township Parks and Recreation Commission provides public access (boat launching) to Middle Straits Lake at Bloomer Park. There are, however, many quasi-public access points via private clubs, subdivisions and associations and many of the lakes are accessible beyond the political boundaries of the Township. Seven lakes share borders with other jurisdictions.



# Soils Map



- Aquents sandy & loamy, 41B
- Arkport Loamy fine sand, 45B
- Arkport Loamy fine sand, 45C
- Blount loam, 32B
- Brookston & Colwood loam, 12
- Capac sandy loam, 11B
- Cohodah fine sandy loam, 49
- Dixboro loamy fine sand, 46A
- Fox sandy loam, 18B
- Fox sandy loam, 18C
- Gifford sandy loam, 48
- Glynwood loam, 20B
- Glynwood loam, 20C
- Granby loamy sand, 39
- Hughton and Adrian mucks, 27
- Kibbie fine sandy loam, 34B
- Lenawee silty clay loam, 33
- Marlette loam, 10D
- Marlette loam, 10E
- Marlette sandy loam, 10B
- Marlette sandy loam, 10C
- Metamora sandy loam, 36A
- Metae loamy sand, 31B
- Metae loamy sand, 31C
- Oakville fine sand, 14B
- Oakville fine sand, 14C
- Oshtemo-Boyer loamy sand, 13B
- Oshtemo-Boyer loamy sand, 13C
- Oshtemo-Boyer loamy sand, 13E
- Owosso sandy loam, 25B
- Owosso sandy loam, 25C
- Pits, 42
- Riddles sandy loam, 44B
- Riddles sandy loam, 44D
- Sebewa loam, 19
- Selfridge loamy sand, 52A
- Sissin fine sandy loam, 23B
- Sissin fine sandy loam, 23C
- Sloan silt loam, 26
- Sloan-Marlette, 43
- Sprinks loamy sand, 15B
- Sprinks loamy sand, 15C
- Sprinks loamy sand, 15E
- Theftord loamy fine sand, 35A
- Udipsammits undulating, 50B
- Udorthents loamy rolling, 40C
- Udorthents loamy undulating, 40B
- Urban land Capac, 61A
- Urban land Marlette, 60B
- Urban land Marlette, 60C
- Urban land Marlette, 60D
- Urban land Spinks, 62B
- Urban land Spinks, 62C
- Urban land Theftord, 63A
- Urban land, 59
- Wasepi sandy loam, 17A
- Waterbodies

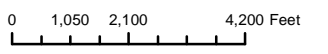
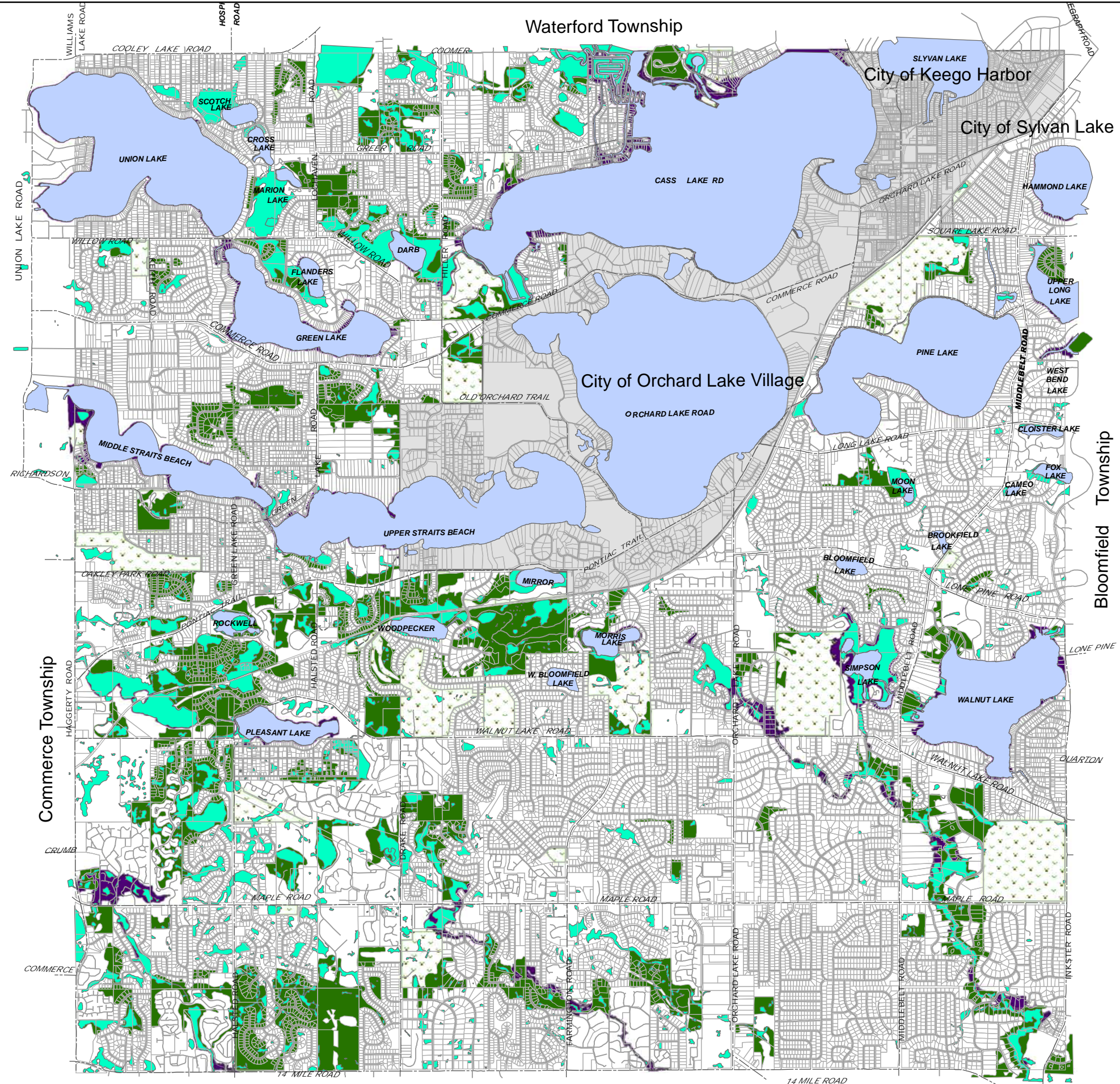


This map was created by the Geographic Information Systems Specialist- Cindy Summerfield. This map was adopted in September of 2010.



# Natural Features Map

- Parks
- Wetlands
- Woodlands
- Flood Plains
- Watercourses



This map was created by the Geographic Information Systems Specialist- Cindy Summerfield. This map was adopted on September of 2010.

City of Farmington Hills

The twenty-eight lakes and numerous smaller ponds are used by Township residents for a number of recreational activities, including boating, swimming and fishing. The lakes vary from shallow, warm water nutrient-rich systems to deeper, cool lakes with little plant growth, most of which have been impacted by human activity to some degree. Recognizing the importance of the lakes related to protection of property values, many lakes have organized lake boards and/or associations that actively address the specific issues pertinent to their situation. Lakes that lie entirely or partially within the boundary of West Bloomfield include:

- Bloomfield Lake
- Brookfield Lake
- Cameo Lake
- Cass Lake
- Cloister Lake
- Cross Lake
- Darb Lake
- Flanders Lake
- Fox Lake
- Green Lake
- Hammond Lake
- Marion Lake
- Middle Straights Lake
- Mirror Lake
- Moon Lake
- Morris Lake
- Pine Lake
- Pleasant Lake
- Rockwell Lake
- Scotch Lake
- Simpson Lake
- Union Lake
- Upper Long Lake
- Upper Straits Lake
- Walnut Lake
- West Bend Lake
- West Bloomfield Lake
- Woodpecker Lake

A conflict exists between people’s desire to be close to the water and the need to protect water quality. Like many other communities in the area that have lakes, the lakefront properties were often the properties that first developed, as weekend cottages and cabins. These small homes tended to be built on small lots, often with less than desirable soils or slopes. As the suburbanization occurred with improvements to the transportation network and the greater presence of job centers in the region, these cottages were converted and enlarged to homes for people to live in year-round.

With this change in intensity of use, many lakes were impacted by overburdened septic systems designed for seasonal weekend use. The impact on the lakes that is most apparent is an increase in nutrient input which advances the accumulation of organic sediments and growth of aquatic plants and algae. The construction of sanitary sewers has since alleviated much of the concern related to septic systems. Township ordinances require that any existing septic system be inspected at the time of sale of a home and if a septic system fails, connection to an existing sanitary sewer or repair the existing system must occur.

Many lakefront property owners desire to be as close to the water as possible, meaning that it is common for lakefront homes to have a manicured lawn up to the waters edge, especially for properties that have been developed for a long time. The natural features buffer along the edge of the lake provides a number of important functions in filtering runoff prior to discharge to the lake and providing important wildlife and fisheries habitat functions. Newer homes are generally prohibited by ordinance from clearing adjacent to the lakes. Recognizing the



importance of protecting water quality and understanding the fundamental value of healthy lakes within the greater natural resource base, West Bloomfield adopted an ordinance to protect the twenty five foot environmental features setback around all lakes.

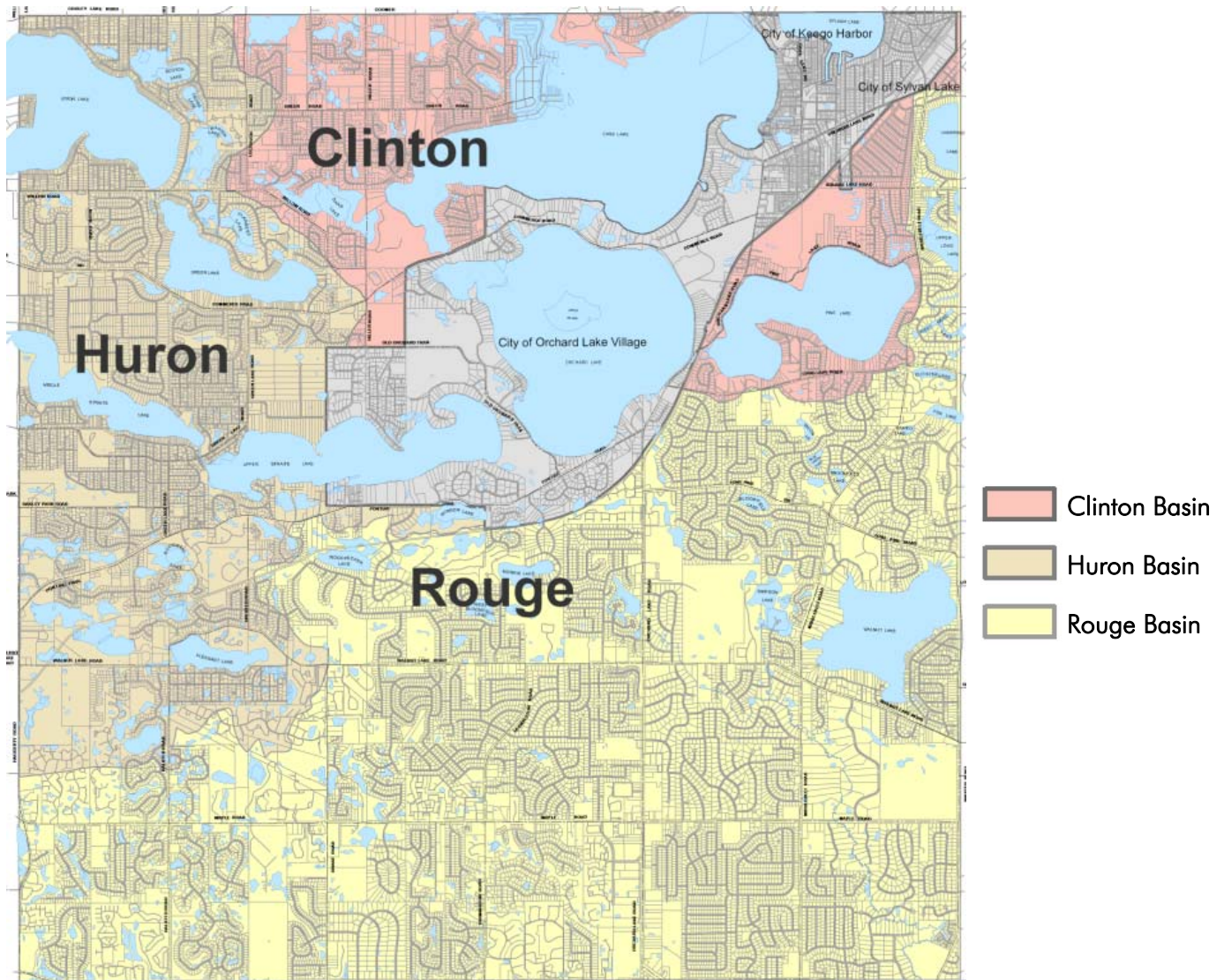
### Watersheds

West Bloomfield is a headwaters community for three of southeast Michigan’s watersheds as depicted on the following page: the Rouge River Watershed, Huron River Watershed and the Clinton River Watershed.

**Watershed**

A land area that drains into a particular river system; a region or area bounded peripherally by a divide and draining ultimately into a particular watercourse or water body

**Figure 5-4  
Watershed Boundaries**



Source: West Bloomfield Township

The Rouge River Watershed is the largest watershed within the Township. Within the Rouge River Watershed, West Bloomfield lies within the Main 1-2 sub-watershed, which includes the main branch of the Rouge River. Additionally, the Township lies within the Upper Rouge sub-watershed and Pebble Creek sub-watershed. The north and northeast sections of the Township lie within the Clinton-Main sub-watershed of the Clinton River Watershed, while the west and northwest sections lie within the Kent Lake sub-watershed of the Huron River Watershed.

It is the practice of West Bloomfield that regional planning and management of a watershed is the best method to ensure that appropriate upstream and downstream activities are coordinated to address water quality concerns. West Bloomfield has, and will continue to, actively collaborate with neighboring communities at the watershed and sub-watershed levels to develop and implement coordinated regional strategies to address water quality issues.

West Bloomfield has participated in the development and implementation of watershed management plans for all three watersheds. The development of watershed management plans is a main requirement of the Township's National Pollutant Discharge Elimination Program (NPDES) Permit authorized by the Federal Clean Water Act, which is discussed in more detail in Chapter 6 Community Facilities and Services.

Traditionally, West Bloomfield has focused its watershed planning and management efforts to the Rouge River Watershed as it is the main watershed within the Township. Over the years, both point and non-point source pollution imperiled the river. The Rouge River Remedial Action Plan (RAP) outlines specific goals for improving water quality in the Rouge River. Certain recreational uses including boating, fishing and swimming, as well as aquatic and terrestrial habitat and aesthetic restoration are primary goals in the strategy. When water quality improves and standards are met, the designated uses are preserved and the overall health of the Rouge River system increases.

The Rouge River National Wet Weather Demonstration Project (the Rouge Project) originally focused on the reduction of point-source pollution by controlling combined sewer overflows in the Rouge River watershed. Initial data discovered that non-point source pollution was also having a tremendous impact on the river. This revelation shifted the project to a watershed management approach that comprehensively examined all factors that affect water quality.

There is broad community support for the restoration of the Rouge and for specific programs designed to address concerns with respect to the quality and quantity of storm water affecting the river. The Rouge Project format and approach to watershed planning is also being applied to the Clinton and Huron River watersheds. West Bloomfield will continue to utilize the watershed planning and management model for protecting water quality in the Township.



## Watercourses

As discussed, glacial landforms define the topography of West Bloomfield. The topography is rolling with a few significant hills and depressions around the lakes, which results in prominent landforms that are dissected by many named and unnamed and continually or intermittently flowing rivers, streams, brooks and creeks. Intermittent and ephemeral watercourses contain flowing water only during certain times of year or following precipitation events. Drains have been constructed to facilitate the movement of water to its ultimate destination in the Great Lakes. Many rivers, streams, brooks and creeks have been formalized into Oakland County Drains to ensure proper management of these watercourses following decades of development that altered their natural drainage patterns.



*There are nearly four miles of watercourses in the Township*

While some of the watercourses in the Township are unnamed, there are a number of more significant watercourses including:

### Clinton River Watershed

- Clinton River
- Four Towns Drain

### Rouge River Watershed

- Blue Heron Drain
- Deconick Drain
- Dorothy Web Drain
- Edwards Drain
- Franklin Branch of the Rouge River
- Graves Drain
- Jacobs Drain
- Jamian Drain

- Kemp Drain
- Kollar Drain
- McIntosh Drain
- Mullen Drain
- Pebble Creek
- Powers Drain
- Ward Drain

### Huron River Watershed

- Donohue Drain
- Doyon Drain
- Montante Drain

Similar to lakes, any development near these watercourses must meet the twenty five foot environmental features setback.

## Floodplains

West Bloomfield has extensive floodplain areas associated with many of its watercourses. Often called the 100-year floodplain, this area encompasses the extent of land where flooding occurs on average, once every 100 years. The boundaries of floodplains are irregularly shaped and often meander through the Township unnoticed. Although unseen, floodplains are integral assets of the Township because of the many benefits they provide, which include flood water storage, protecting water quality, habitat for wildlife and enhancing community character.

### Floodplain

An area adjacent to a lake, stream or river that is subject to flooding or inundation during severe storm events

By storing flood waters, floodplains reduce the velocity of flood waters and peak flows downstream thereby decreasing property damage and other potential hazards to people residing or working in the floodplain. A floodplain can also improve water quality by filtering out pollutants and sediment and recharging groundwater. Vegetated floodplains can stabilize soils during floods, thus reducing the amount of sediment carried downstream. Floodplains provide habitat for plants and animals and are particularly important as breeding and feeding areas. Floodplains are also excellent areas for open space, parks, greenways and recreation areas, all of which protect the natural functions of the floodplain.

The National Flood Insurance Program (NFIP) provides federally backed flood insurance to encourage communities to enact and enforce floodplain regulations. To be covered by a flood insurance policy, a property must be in a community that voluntarily participates in the NFIP. West Bloomfield is a NFIP community and has adopted an ordinance to regulate all development and re-development within floodway and floodplain areas. It is because of this ordinance and accreditation as a NFIP community that homeowners have access to affordable flood insurance. An appointed Wetland Review Board along with Township staff review all development and redevelopment proposals to ensure the plans do not have any adverse impacts to floodways and floodplains.

## WETLANDS

Wetlands are an important feature in the Township, playing a vital role in its ecology and are an important part of the economic and social fabric of the Township. Even the slightest change in water chemistry or seasonal conditions can have long-lasting impacts.



*The many wetlands in the Township contribute to its quality of life and provide a much needed habitat for a number of different types of animals and plants*



West Bloomfield has long recognized the importance of wetlands in preserving the character of the Township and protecting water quality. For over thirty years, West Bloomfield has provided protection of wetlands with an ordinance that not only supplements the protection of wetlands offered by state and Federal statutes, but also goes further by protecting wetlands that are not protected by those laws. The smaller wetlands can be the most sensitive to changes around them and without protection and education efforts would quickly disappear. West Bloomfield's regulations define wetlands as:

"...land characterized by the presence of water at a frequency and duration to support and that under normal circumstances does support wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh. Consistent with the definition of "wetland" under Act 203 of the Public Acts of 1979, as amended, and the administration of such definition by the Michigan Department of Natural Resources, where a wetland is less than two acres in size, but is "contiguous", the wetland shall be subject to regulation without regard to its size."

The foundation of the local regulatory framework to protect wetlands and the twenty-five foot environmental features setback relies upon an appointed Wetland Review Board. The Wetland Review Board in concert with Township staff review all development and redevelopment activities to ensure any impacts to wetlands are minimized or avoided all together; thereby, protecting the function and values of all wetlands within the Township.

The types of wetlands in the Township vary tremendously, and range from fringe wetlands around the perimeter of water bodies to larger systems independent of surface water connections. The Township has well over 1,500 acres of regulated wetlands, all unique and different in their own way. The most common wetland types found in West Bloomfield include:

- **Emergent.** Includes a variety of plants, primarily grasses and grasslike species (i.e. cattails)
- **Scrub-Shrub.** Includes primarily woody bushes, with or without grasses and other non-woody plants
- **Forested.** Dominated by large trees that provide shading and generally not wet all year

#### Wetlands serve a number of important functions:

- Flood and storm control by their hydrologic absorption and storage
- Wildlife habitat by providing breeding, nesting, and feeding grounds and cover for many forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened, or endangered wildlife species
- Protection of subsurface water resources and provision of valuable watersheds and recharging ground water supplies
- Pollution treatment by serving as a biological and chemical oxidation basin
- Erosion control by serving as a sedimentation area and filtering basin, absorbing silt and organic matter.
- Sources of nutrients in water food cycles and nursery grounds and sanctuaries for fish

One impact to wetlands that may not be readily apparent is changing the hydrology. Wetlands evolve based on the timing, quantity, and quality of the water directed into or through them. Changes to these parameters can dramatically change wetlands. While once considered an ideal place to direct runoff, wetlands can be significantly altered without proper pre-treatment and study of the ability of a wetland to absorb the water, a wetland can be significantly altered by using it as a detention basin. Some wetlands, particularly those that have permanent water, permeable soils, or a defined outlet that regulates the level of water, are able to receive this water with minimal impact. Others can suffer impacts from changing the plant community entirely, changes to animal life, odors from dying algae, and the introduction of sediment and other problems.

## WOODLANDS

A variety of woodland systems colonized the state as the glaciers retreated from Michigan. Pines pioneered in the succession of woodland areas, followed by oaks and trees associated with drier conditions. The oaks dominated the southeastern portion of the state, though the climate became cooler and moister, allowing the sugar maple and beech forest species to gain a foothold in the region. The Township's historical vegetation was a mix of oak-hickory and sugar maple-beech forests with oak barrens.



*Woodlands contribute substantially to the economic and psychological well being of Township residents*

Mixed conifer swamps and a small amount of wet prairie were present at one time. Largely because of man's alteration of the landscape, the remaining woodland systems in the Township are predominantly Oak-Hickory forests, characterized by a large selection of oak species (including red, white, black, and Chinkapin) and hickory species (pignut, shagbark).

Woodland systems have gradually changed altered by the effects of climate, agriculture, development, disease, infestations and invasive plants. Throughout history, the relationship between people and forests and woodland areas has been the subject of literature, commerce, spirituality and recreation and West Bloomfield is no exception. The Township considers its native woodland systems as one of the most valuable nature resources. As such, the Township has worked to protect over 2,500 acres of healthy woodland areas.

Over twenty years ago, West Bloomfield adopted a woodland conservation ordinance dedicated to the protection, conservation and management of woodland areas. The ordinance regulates woodland areas identified by a special overlay district. The focus of the

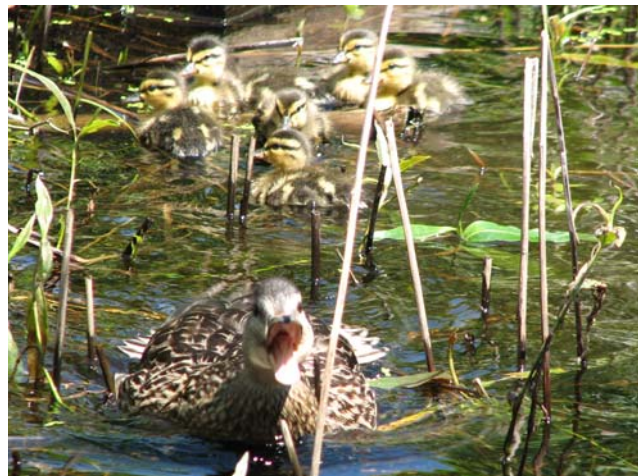


ordinance is on woodland systems as they are important to the well-being of the entire West Bloomfield community. The woodlands within the Township provide natural beauty for human observation and recreation and for the habitat of numerous species of plants and animals. The woodlands also provide for copious carbon dioxide absorption and oxygen generation. They aid in noise control, wind buffering, air and water filtration, top- and subsoil erosion control and numerous other life-enhancing natural processes.

An appointed Woodland Review Board is responsible for evaluating all development and re-development requests against the covenants of the woodland conservation ordinance to ensure impacts to woodland areas are minimized or avoided all together. More recent residential developments approved under the woodland conservation ordinance contain woodland preservation areas that run with the land and guard against any and all impacts to valuable woodland areas in perpetuity. Conservation of woodlands within the Township also involves public education and monitoring as woodland areas continue to become threatened by emerging diseases and invasive insects (i.e. Emerald Ash Borer.)

## HABITATS

West Bloomfield's undulating landscape featuring lakes, ponds, wetlands, woodlands and miles of continually or intermittently flowing rivers, streams, brooks and creeks provide an abundant variety of healthy fish and wildlife habitat areas. These natural resource areas in concert with the twenty-five foot environmental features setback and the large open spaces of West Bloomfield parks and trails provide a network of diverse and connected habitat areas.



*Residents of West Bloomfield include more than just people*

It is important to provide areas of sufficient size to be useful to wildlife through either protection of existing habitat or creating new habitat. Reasonably continuous corridors should be provided for adequate movement of wildlife and plant seeds between isolated areas. Township ordinances regulating wetlands, lakes, watercourses and woodlands all require that habitat protection and creation be considered when evaluating development and re-development requests. The recent adoption of environmental design standards and criteria within the Floodway, Floodplain, Watercourse and Wetland Protection ordinance promotes the use of best management practices that aim to conserve and create habitat areas. The Storm Water Management ordinance also requires the construction of detention facilities that can function as habitat areas further strengthening the connectivity of habitat areas throughout the Township.

## RENEWABLE ENERGY

In light of rising energy prices, many communities are looking for ways to reduce their energy consumption and their carbon footprint. As fossil fuel prices rise and climate change looms, interest in renewable energy sources is increasing. Use of energy sources such as waste heat utilization, heat pumps, co-generation of heat and power, wood-waste systems, solar and wind technologies, and alternative fuels should be investigated. Home to the nation's first wind/solar lighting system located at Township Hall, West Bloomfield is committed to being a leader in renewable energy.

Wind is an abundant resource in many parts of Michigan, including West Bloomfield. It is estimated that wind energy could reliably supply at least 20% of the nation's electricity. As a result, wind power development is expanding in the U.S., and technologies are being developed and improved, increasing the ability to harness wind in a variety of settings. Wind power emits no carbon, reduces emissions, reduces dependence on foreign oil, provides dispersed back-up energy in the event of grid failures and results in better air quality.

West Bloomfield has recently adopted an Alternative Energy ordinance which permits solar panels and Wind Energy Conversion Systems (WECs). Regulations have been developed that protect neighbors from potential nuisance impacts and create a predictable environment for those that invest in alternative energy products.



*West Bloomfield Township Hall is home to the nation's first wind/solar lighting system*

West Bloomfield was fortunate to receive funds from the Energy Efficiency Community Block Grant (EECBG) as part of the stimulus package. Over \$570,000 was issued to West Bloomfield to improve energy efficiency and reduce energy use and fossil fuel emissions. The Township elected to use those funds to retrofit seven existing facilities including fire and police stations, Town Hall and the water and sewer department through the installation of energy efficient lighting systems, HVAC replacements and upgrades, weather stripping, caulking and sealing. Combined, the many projects are expected to result in over one million kilowatts of energy savings, 786 metric tons of GHG emissions reduced (CO<sub>2</sub> equivalents) and an estimated savings of over \$65,000 annually.



## GREEN BUILDING

There is an emerging, global trend to encourage the development of environmentally sustainable buildings and neighborhoods. Commonly referred to as “green building,” this trend promotes development that:

- Reduces the energy required for lighting, heating and cooling of structures
- Reduces the energy required for transportation
- Encourages design that promotes non-motorized transportation alternatives like walking and biking
- Reduces on-site water usage
- Reduces the off-site runoff of stormwater
- Protects existing trees and vegetation
- Promotes higher density infill development where the infrastructure capacity exists

The United States Green Building Council’s Leadership in Energy and Environmental Design (LEED) provides benchmarks for the design, construction and operation of high performance green buildings and site design. It has been shown that LEED-certified buildings have lower operating costs, promote healthier neighborhoods and conserve energy and natural resources that lead to development that is sustainable over the long term. The construction of LEED-designed buildings should be encouraged in West Bloomfield. Incentives could be granted in exchange for buildings that become LEED certified. To achieve the maximum benefits of environmental sustainability, the following should be considered:

- The use of general guidelines of LEED certification programs, including the Neighborhood Development Rating System for Site Design Existing Buildings and New Construction Rating System.
- Placing, orienting and configuring buildings on site to minimize energy use by means of day light, solar heating, natural ventilation, green roofs and shading from vegetation or other buildings.
- Use of pervious pavers in surface parking lots along with sustainable design concepts like rain gardens in open spaces and landscaped areas to improve storm water quality and reduce storm water quantity.

### What is LEED?

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings’ performance. LEED promotes a whole building approach to sustainability by recognizing performance in five key areas of human and environmental health:

- sustainable site development
- water savings
- energy efficiency
- materials selection
- indoor environmental quality

- Work with residents and business owners to implement “green” operating practices such as installing compact fluorescent light bulbs and/or lights with motion sensors, developing restrooms with low flow fixtures, promoting recycling and adjusting thermostats to reduce usage, among other things.



*Green roofs are one method used to help construct “green” buildings*





## CHAPTER 6 COMMUNITY FACILITIES AND UTILITIES



Well-maintained community facilities and utilities are important to the longevity and desirability of West Bloomfield. The availability of recreational, educational, cultural, municipal and health facilities has a direct relationship to the Township's quality of life.

West Bloomfield will continue to offer the highest quality community services and facilities for Township residents and businesses

West Bloomfield residents desire top-quality services to fulfill their needs. Pressure to improve public services is an important ingredient in maintaining West Bloomfield's high quality of life. Real estate and business investment decisions are made, in part, upon the availability of a community to meet their present and future needs cost-effectively.

## TOWNSHIP GOVERNMENT

As a Charter Township, West Bloomfield is governed by a seven member Board of Trustees. The board consists of three elected full time administrators, the Supervisor, Clerk and Treasurer, and four elected part time trustees.

Most of West Bloomfield's government facilities are centrally located in the Township on Walnut Lake Road. The Civic Center contains Town Hall, Police



*Located at the Civic Center, Town Hall houses the majority of Township services*

Department, Parks and Recreation Activities Center, and the main branch of the library. Roughly 85 people are employed at Town Hall, which houses the following offices:

- **Supervisor's Department.** The Township Supervisor is the Chief Assessing officer for the Township, serves as agent for the Township for all legal transactions, is frequently the first official contacted about any Township business and is often perceived as the Township spokesperson. All Township employees report to the Supervisor with the exception of the Clerk and Treasurer and their deputies.
- **Clerk's Department.** The Clerk's Department is the custodian of the Township's corporate seal and all official documents, bonds, files and records; issues Township licenses; oversees the Township's liability insurance, inventory, legal billings, purchase orders and the Finance Department; and is responsible for conducting all Township, County, State, Federal and School Elections held in West Bloomfield.
- **Treasurer's Department.** The Treasurer's Department is responsible for the collection of real property and personal property taxes and disbursing Township money.

- **Finance Department.** The Finance Department handles all of the financial transactions for the Township including payroll, accounts receivable and grant reimbursements.
- **Assessing Department.** The Assessor's Office estimates the true cash value, assessed value and taxable value of every parcel of real and personal property within West Bloomfield, prepares assessment rolls and evaluates construction and improvements to real property.
- **Personnel Department.** The Personnel Department is responsible for recruitment, organizing, selection and processing hiring of all employees of the Township; handles the benefits associated with Township employees; and develops personnel policies, pay plans, assists in disciplinary matters, collective bargaining and responds to employee grievances.
- **Information Technology (IT) Department.** The IT Department is responsible for all computer and other technology based support needs and is responsible for preparing computer mapping and the Township's Geographic Information System (GIS) system.
- **Development Services Department.** The Development Services Department oversees engineering and environmental services and strives to protect and enhance the natural and built environment of West Bloomfield and offers the following services:
 

<ol style="list-style-type: none"> <li>1. Water Resource Protection</li> <li>2. Woodland Protection</li> <li>3. Environmental Education and Planning</li> <li>4. Soil Erosion and Sedimentation Control and Grading and Drainage</li> <li>5. Solid Waste Management and Planning</li> </ol>	<ol style="list-style-type: none"> <li>6. Construction Engineering and Management</li> <li>7. Safety Path Construction and Maintenance</li> <li>8. Storm Water Management and Planning</li> <li>9. Right-of-Way Disruption</li> <li>10. On-Site Sewage Disposal System</li> <li>11. Special Assessment District Development</li> </ol>
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- **Community Development Department.** The Community Development Department is responsible for administering the laws, regulations and requirements that pertain to the physical development of the Township. The Department consists of three divisions: Planning, Building/Inspection and Code Enforcement. These divisions work together to have streamlined, accurate information and development review procedures as follows:
  1. **Building/Inspection Division.** Reviews construction plans and documents; issues building, electrical, mechanical and plumbing permits; inspects new and renovated structures for compliance with applicable codes and standards; and provides professional administrative staff to the Zoning Board of Appeals.
  2. **Code Enforcement Division.** Ensures Township ordinances and other development codes are observed. Code Enforcement staff respond to citizen complaints, conduct inspections and contacts residents and business owners in an effort to obtain compliance.
  3. **Planning Division.** Oversees the long-range land use planning for the Township including review of site plans and rezoning, preparation of the Master Plan and



Zoning Ordinance amendments. It provides professional administrative staff to the Planning Commission. Key administrative duties include preparation of agendas, coordination of reviews and public notification.

- **Civic Center TV (CVTV).** CVTV, the municipal cable channel serving West Bloomfield, Keego Harbor, Sylvan Lake, and Orchard Lake is operated out of Town Hall. In cooperation with the Greater West Bloomfield Cable Communications Commission, CVTV has been on the air since 1989. In addition to the live cablecast of town meetings, other services found on the channel include bulletin board delivery of helpful information, video coverage of significant events, on the town reporting with Civic Center News and other original programming that aims to be both interesting and informative.

An additional component to Township government that is important is community involvement and awareness. Every effort should be made in the coming years to keep pace with technology and the desire for residents to easily access and understand information pertaining to Township matters. There are several tools available to help accomplish this: Township website ([www.wbtwp.com](http://www.wbtwp.com)) newsletters, social media such as facebook and twitter, public meetings, cable television programming and brochures. Most of these options are already a regular part of the Township's outreach repertoire. The Township should continue to update and upgrade information resources to increase community awareness of current events, regulations, policies, procedures and other data. Techniques to increase the "user-friendliness" of material will increase community involvement in decisions, activities and events thus fostering a greater sense of community in the Township.

## EMERGENCY SERVICES

Community safety is a major consideration when locating new developments or deciding where to live. While West Bloomfield remains a very safe community, and police and fire provide excellent service, consideration should be given to future needs. As development occurs and population increases, additional staff, facilities and materials may be needed.

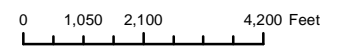
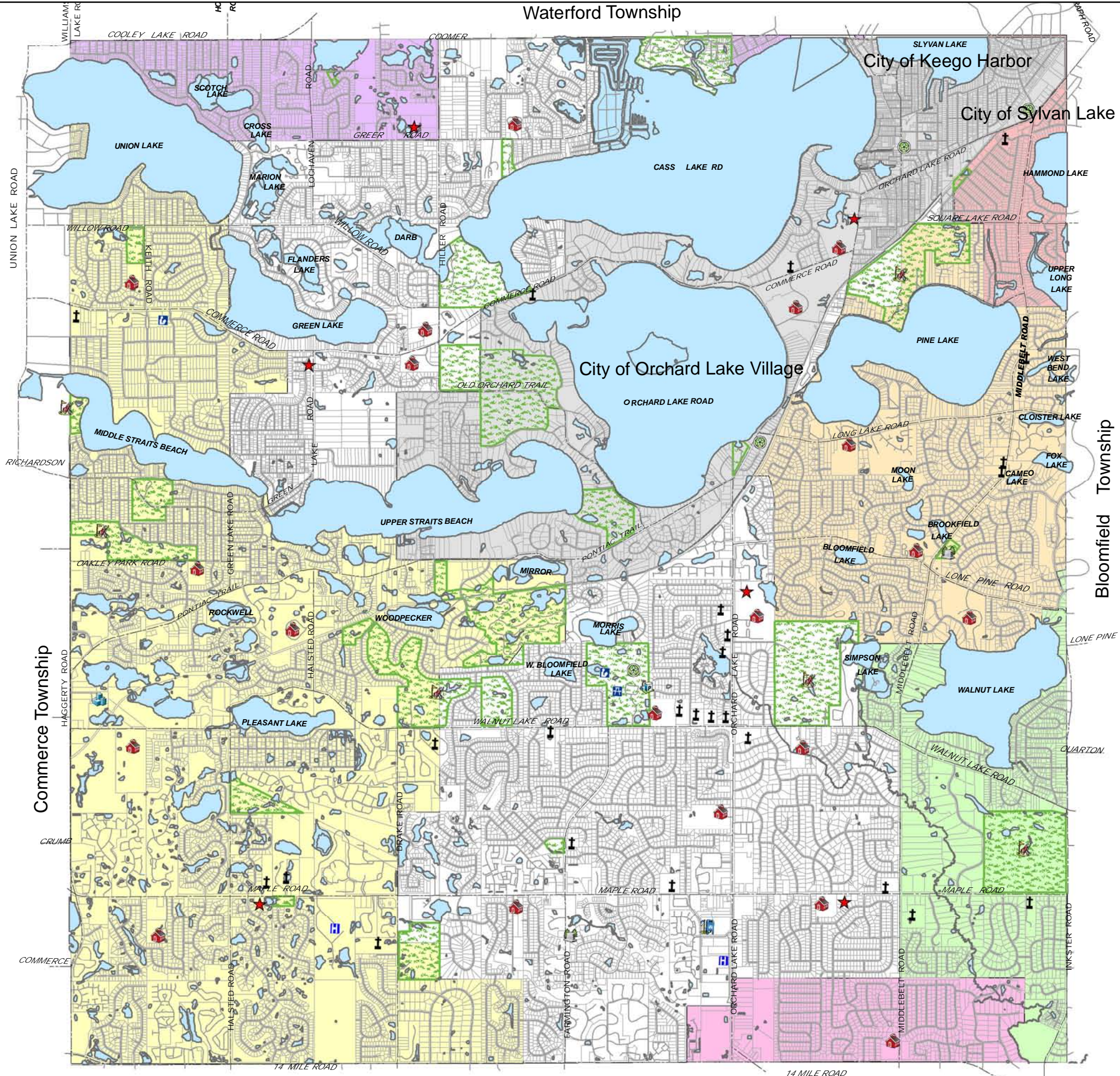


*Fire Station #5 is the newest station and contains the administrative offices for the Fire Department*



# Community Facilities Map

- Fire Stations
  - Cemetery
  - Golf Course
  - Hospital
  - Library
  - Parks & Recreation
  - Place of Worship
  - Police Station
  - Post Office
  - Schools
  - Township Offices
  - Water & Sewer
- School Districts**
- Birmingham Public Schools
  - Bloomfield Hills Public Schools
  - Farmington Public Schools
  - Pontiac School District
  - Waterford School District
  - West Bloomfield School District
  - Walled Lake Consolidated Schools



This map was created by the Geographic Information Systems Specialist- Cindy Summerfield. This map was adopted in September of 2010.

## Fire Department

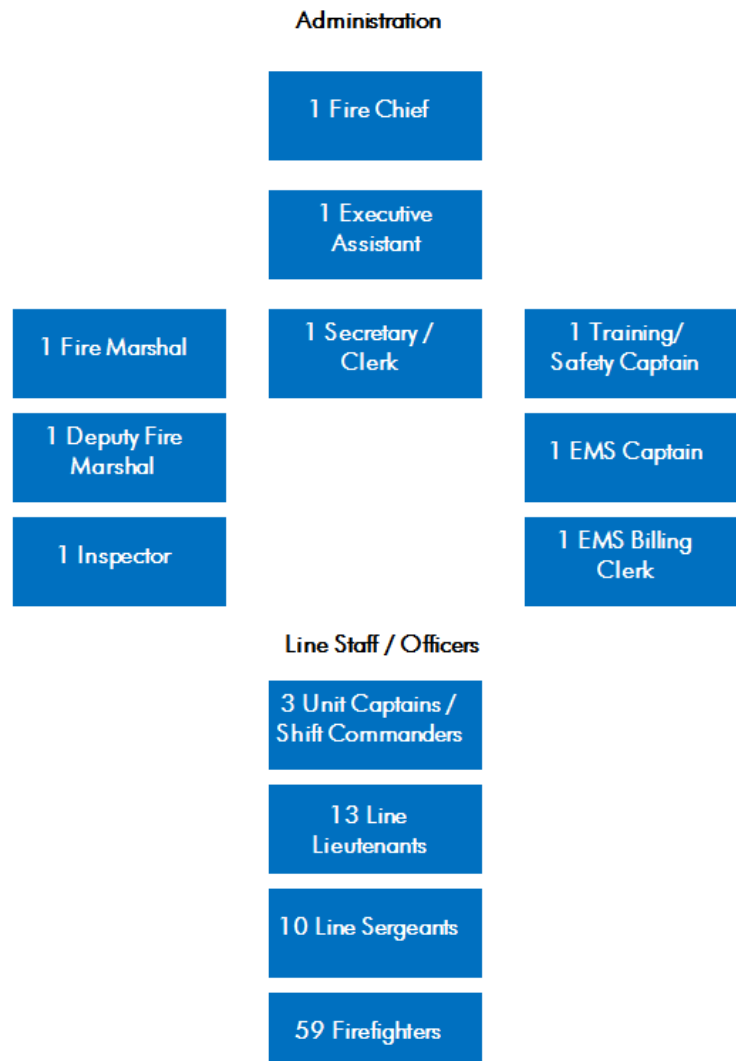
The West Bloomfield Township Fire Department employs 94 full-time employees out of six fire stations. Each station is staffed 24 hours per day, seven days per week and provides a range of services all under an Insurance Services Organization (ISO) protection class rating of 4 in West Bloomfield and 3 within the Tri Cities.



The primary source of funding for the Fire Department is the Township's General Fund. This funding, combined with the Tri City contracted service fees, EMS transportation collections and a Public Safety millage provides the balance of operational funding. The current Public Safety Millage is set to expire in 2012.

West Bloomfield Township assumed the operations of the Tri-Cities' volunteer fire department on July 1, 2003. Under this agreement West Bloomfield Township Fire Department extends its full complement of fire, EMS and rescue services, including fire prevention and administrative services, to the cities of Keego Harbor, Sylvan Lake and the City of Orchard Lake Village. The Township leases the Tri-Cities' fire station, its equipment and apparatus for \$1 per year. This contribution and an annual stipend are paid to the Township for these services. This agreement has dramatically improved response times and service delivery to West Bloomfield Township overall.

**Figure 6-1  
Fire Department Staff**



Source: West Bloomfield Township



**Stations.** The six fire stations are located in various locations throughout the area to provide optimal response times to all portions of the community. The six stations are as follows:

- **Fire Station #1.** Located at 4601 Orchard Lake Road, this station houses one Engine Company, an Advanced Life Support / EMS unit, the Department's Command Unit, one reserve fire engine and one utility vehicle.
- **Fire Station #2.** Located at 6925 W. Maple Road, this station houses one combination 75' aerial Quint/Engine Company, an Advanced Life Support / EMS unit, a Brush/Grass Fire Unit and one reserve fire engine. Oxygen fill stations are also available.
- **Fire Station #3.** Located at 3340 Green Lake Road, this is the oldest and original fire station within the Township. This station houses one Engine/Service Company; a 3000 gallon Tanker Company. Additionally there is one Specialty Response Unit (SRU) and one utility vehicle housed at this location.
- **Fire Station #4.** Located at 5842 Greer Road, this station houses one Engine Company, one Mini Pumper/Engine Company with compressed air foam capability, an Advanced Life Support / EMS unit and one utility vehicle. An oxygen fill station, Self Contained Breathing Apparatus Systems care and maintenance along with operational training and support activities are housed in this location. Station Four includes a fire situation and command training simulator.
- **Fire Station #5.** Located at 5425 W. Maple Road, this station houses one Engine Company, a 100' Aerial Ladder/Platform Company, an Advanced Life Support / EMS Unit, Technical Rescue Company, one reserve EMS unit and one utility vehicle. A high pressure self contained breathing apparatus air fill station is located in this station. The Fire Department administrative offices, fire prevention, main training facilities, fire fighting gear services and record storage are all located within this station.
- **Fire Station #9.** Located at 3300 Orchard Lake Road in the Village of Orchard Lake, this building houses one combination 75' aerial Quint/Engine Company, an Advanced Life Support / EMS unit, a Hazardous Materials Unit, a Marine Rescue Boat and utility vehicle. A high pressure self contained breathing apparatus air fill station is located in this station along with the Fire Department's fire extinguisher repair and maintenance facilities.

The primary response area for each station is a jurisdictional area that can be reached within four minutes of travel time. These districts are based upon NFPA 1710 and American Heart Association response time recommendations and guidelines for emergency services providers. Stations with an aerial platform, quint or service company assignment, extend their primary jurisdictional coverage to include an eight minute response time consideration. With its present stations, the Fire Department is able to provide the four minute service benchmark to 79% of the Township and is able to deliver the eight minute service benchmark to its entire service protection area.

The primary focus for the Fire Department over the next five to ten years will be to continue the delivery of quality fire, rescue and EMS services from its existing stations while additionally continuing to deliver services from the Tri Cities location. Reduction in staffing levels will negatively impact the department's ability to keep each of its stations open on a 24/7 basis.

The population continues to age, which brings along with it increased demand for Emergency Medical Services. The southwest corner of West Bloomfield has been identified as the area that will see the most significant growth and change relative to its senior population. Future senior living projects should include the Fire Department's review and consideration relative to potential service delivery impact. This increase in an aging population and the resulting increased demands for services may call for the implementation of one additional transporting Advanced Life Support / EMS unit within the next five to ten years along with funding and staffing necessary to sustain it. Its location would most likely be within existing Fire Station Two.



*The aging population and concentration of senior housing developments place increased demand on emergency services*

### Police Department

The West Bloomfield Police Department services 31.2 square miles, has response and enforcement responsibilities over 276 road miles and serves a population of a little over 65,000. The West Bloomfield Police Department employs 109 full and part-time officers, dispatchers, and support staff, of which 77 are sworn officers.



The Police Department is located in the Civic Center. The 31,000 square foot facility houses the key functions of the Police Department including: Administration, Investigations, Patrol Operations, Traffic, K-9, Dispatch, Detention Facility, Training Room, and a three bay Mechanic's repair and maintenance facility.



*The Police Department is located at the Civic Center*



The average ratio of police officers to residents in the Midwest in comparable sized communities is 1.7 officers per 1,000 residents. West Bloomfield has a ratio of 1.18 officers per 1,000 residents in 2010.

In 2009, the communications center received 25,284 calls via 911. Of that, more than half were from cellular phones. Approximately 113,619 calls were received via the non-emergency phone lines.

## WATER AND SEWER

Under the administration of the Township Supervisor the Water and Sewer Department is comprised of a total of twenty-one employees. The department maintains and operates over 300 miles of sanitary sewer mains, twenty-three sanitary sewer lift stations, 343 miles of water mains and eight Township entry point pressure reducing vaults for control of incoming Detroit water.



*The Water and Sewer Department is located off of Haggerty Road*

### Water Distribution System

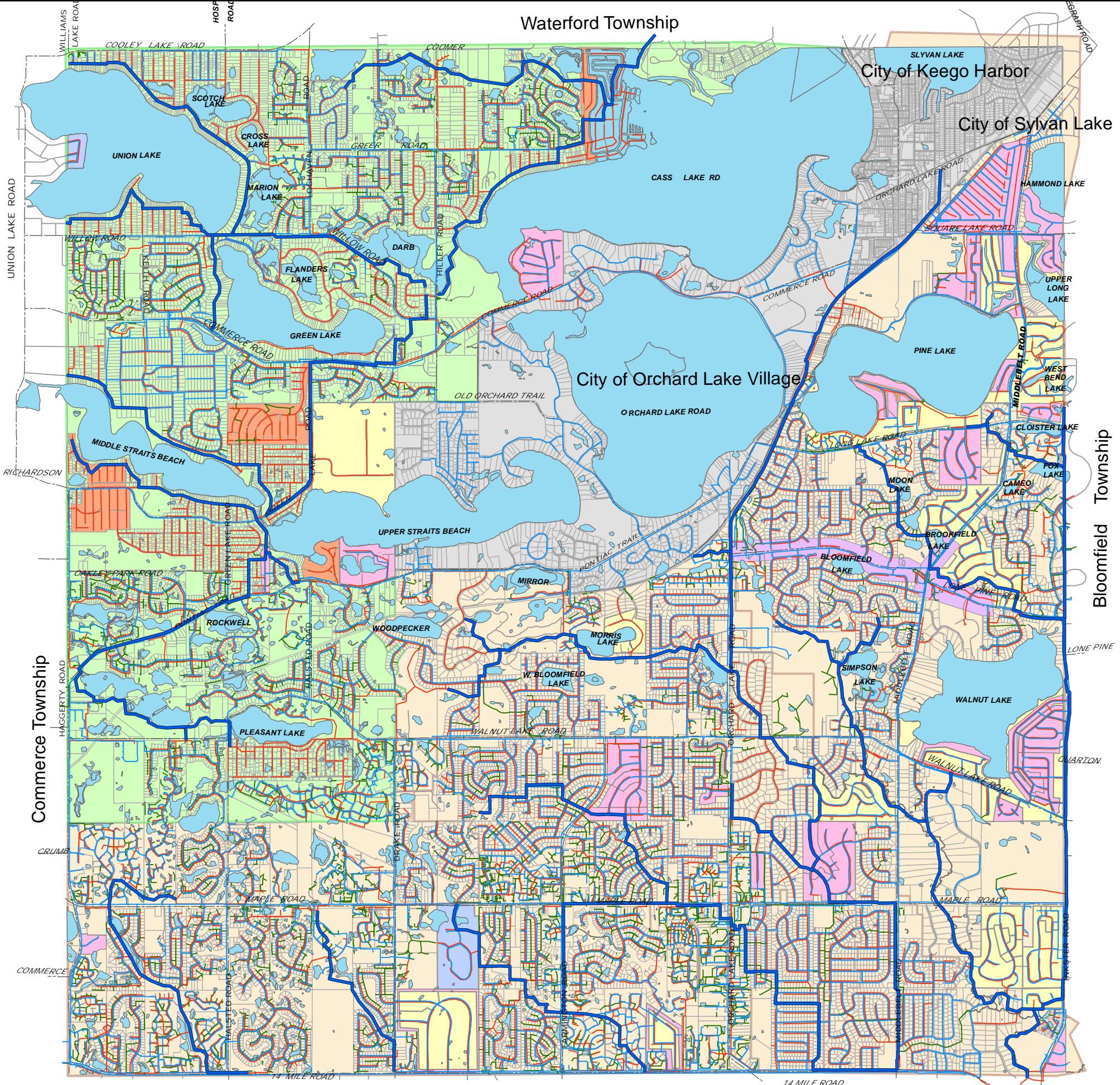
A public water system serves most of West Bloomfield which is connected to the City of Detroit Water and Sewerage Department (DWSD). The DWSD water transmission system's water mains run generally along the south and east boundaries of the Township. A DWSD booster station is located on Inkster Road in the southeast corner of the Township. Distribution water mains range in size from four to thirty inches, with four to twelve inch water mains primarily servicing neighborhoods. Several subdivisions still operate on community wells or private well water. A summary of the water system is summarized in Figure 6-2.

A Water Distribution System Reliability Study was conducted in late 2009 which provides recommendations for distribution system improvements based on deficiencies. Generally, the study recommends that as funds become available, the Township should upgrade existing 6 inch water mains to 8 inch and that water mains located in the rights-of-way of main roads may need to be upgraded depending on future development. In addition, the plan recommends looping of water mains to improve flows and pressure in localized areas. Refer to the study for specific locations and costs for improvements.



# Sanitary Sewer Water & Storm Systems

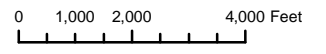
- Evergreen Farmington Sewer
- Water Lines
- Sanitary Sewer
- Storm Sewer
- Clinton Oakland District
- Evergreen Farmington District
- Paving
- Safety Path
- Sewer
- Water
- Water and Sewer



Bloomfield Township

Commerce Township

City of Farmington Hills



This map was created by the Geographic Information Systems Specialist- Cindy Summerfield. This map was adopted in September of 2010.

**Figure 6-2  
Water Distribution System**

30 in. Water Mains	20 in. Water Mains	16-12 in. Water Mains	Community Wells	Private Wells
1. Commerce <i>(24" in some locations)</i>	1. Haggerty 2. Pontiac Trail 3. Green Lake 4. Halsted 5. Walnut Lake 6. Long Lake	1. Fourteen Mile 2. Farmington 3. Halsted (14 Mile to Maple) 4. Maple Lake 5. Orchard Lake 6. Middlebelt 7. Willow 8. Lone Pine 9. Drake	1. Franklin Knolls No. 3 Sub 2. Shorewood Hills Sub 3. Zox Lakeside Park	1. Franklin Oaks #2 2. Doherty Estates #2 3. Doherty Estates 4. Doherty Estates #1 5. Pleasant Lake Highlands 6. Crystal Beach Country Club 7. Crystal Beach Country Club Addition 8. Twin Beach Golf & Country Club 9. Twin Beach Country Club 10. Riding Club Addition 11. Sandy Beach Grove 12. Union Scotch Lake Sub. #1 13. Lauren Hills 14. Cass Dale 15. Cass Park 16. Lakeside Park 17. Cedar Dale 18. SP # 8 19. SP #17
Source: West Bloomfield Township				

**Sanitary Sewer System**

Sanitary sewer is provided through a partnership between the Township and Oakland County. The Clinton-Oakland interceptor and the Farmington-Evergreen interceptor currently service the Township’s sanitary outflow. Sewage from the Township carries through the interceptor system and eventually treated. Sanitary sewers that are separate from storm sewers serve most of the Township. On-site disposal systems still serve a few homes in the Township because development occurred prior to the availability of sanitary sewer service or where the cost of extending the sanitary sewers to isolated homes was too expensive.

In 2004, the Township conducted an update to the Sanitary Master Plan. Generally the plan recommends flow monitoring, a sanitary system evaluation survey, installation of emergency generators at all lift stations, equip all lift stations with flow meters and Township-owned SCADA system and replacement of pumps at lift stations 1 and 2. Refer to the plan for specific locations and costs for improvements.



## STORM WATER MANAGEMENT

West Bloomfield has been actively involved in storm water management for over thirty years. During this time, the Township has adopted ordinances to address floodway, floodplains, watercourse and wetland/floodplain protection, woodland conservation, environmental features setback preservation, grading and drainage issues, soil erosion and sedimentation control and fertilizer applications. The Township is a national leader in stringent environmental and storm water management requirements intended to preserve and protect the unique and rich natural character of the community as well as the numerous lakes, streams and wetlands.

Storm water in West Bloomfield flows through both privately and publicly owned storm sewers. Approximately 40% of the Township has its storm water runoff collected, conveyed, treated and discharged by comprehensive storm water management systems. These systems are under the management of the Oakland County Water Resource Commission or homeowner associations and have formal mechanisms in place for long-term inspection and maintenance. The remaining 60% of the Township has its storm water runoff managed by under-designed and aging storm water management systems with limited means to maintain them. These systems pose a seriously problem for the Township as they continue to age and fall into disrepair.

### National Pollutant Discharge Elimination System (NPDES)

The Federal Clean Water Act recognizes storm water as a significant source of water pollution and the Environmental Protection Agency (EPA) has developed regulations requiring permits for storm water discharges. As a result, West Bloomfield Township is required to maintain a National Pollutant Discharge Elimination System (NPDES) permit to discharge storm water from Township facilities to waters of the state. The Township has a jurisdictional NPDES/MS4 permit that expires in 2013. Maintaining compliance with its NPDES permit requires the Township to plan and implement actions to address:

- Point source pollution from commercial and industrial sites
- Storm water discharges from municipal storm sewer systems
- Illicit discharges to sanitary sewers, storm water sewer systems and watercourses
- Public Education
- Watershed management plans
- Pollution prevention
- Storm water management for commercial, industrial and residential development and re-development

## Low Impact Development (LID)

To formalize its commitment to storm water management, West Bloomfield adopted a storm water management ordinance in 2004. The ordinance requires new development and redevelopment to meet water quality and water quantity standards that implement Low Impact Development (LID). LID is an innovative storm water management approach with a basic principle that is modeled after nature: manage rainfall at the source rather than distributing it to a larger storm water system. LID's goal is to mimic a site's original hydrology through use of design techniques that infiltrate, filter, store, evaporate and detain runoff close to its source. Techniques are based on the premise that storm water management should not be seen as storm water disposal. Instead of conveying and treating storm water in large, costly facilities located at the bottom of drainage areas, LID addresses storm water through small, cost-effective landscape features located at the lot level including not only open space, but also rooftops, streetscapes, parking lots and pathways.



*Low Impact Development techniques can help a site manage its storm water on site*

## RiverSafe Home Program

West Bloomfield provides public education and technical assistance regarding the importance of storm water management and water quality protection. In April of 2010 on the 40th Anniversary of Earth Day, the Township launched its RiverSafe Home Program. The RiverSafe Home Program provides recognition to Township residents for taking an active role in protecting the water resources of West Bloomfield. The program gives residents the opportunity to identify the water quality protection activities that they do well and consistently around their home. It also provides an opportunity for residents to commit to other proactive and “easy to do” pollution preventing activities around their homes. Residents that enroll in the program receive a RiverSafe Home Program plaque that they can proudly display at their home.



*The Township's RiverSafe program encourages residents to take an active role in water resources*

## Illicit Discharge Elimination Plan (IDEP)

West Bloomfield's Illicit Discharge Elimination Plan (IDEP) calls for the Township to actively identify and report any illicit discharges to sanitary sewers, storm sewers and watercourses. Additionally, the Township has adopted an ordinance requiring an inspection of all on-site sewage disposal systems within one hundred and twenty days of the sale of a home with an on-site sewage disposal system. The ordinance mandates connection to the sanitary sewer or proper repair of the existing on-site sewage disposal system if deficiencies are discovered.

## SOLID WASTE

In 2010, West Bloomfield implemented a single hauler waste management system. Under the single hauler system, the Township established a waste services contract with a single service provider for trash, recycling, yard waste and bulk item collection. Residential households are required to contract with the exclusive single hauler for service.



*In 2009 alone, the citizens of West Bloomfield recycled in excess of 200,000 pounds of hazardous waste and approximately 135,000 pounds of electronics*

The single hauler waste system includes an affinity based single-stream recycling program that rewards households for their recycling activities. This type of recycling program increases residential waste diversion and recovery rates over the traditional recycling programs. In the future, the Township should promote the residential affinity based recycling program and promote a commercial recycling program to increase participation and increase waste diversion and recovery rates.

West Bloomfield conducts two household hazardous waste collection events each year to provide residents with an environmentally sound disposal option for flammable, poisonous, toxic and corrosive household materials. The events also provide an opportunity for residents to dispose of electronic materials for recovery. The Township seeks to expand the Household Hazardous Waste Collection Program to reduce the toxicity of the waste disposed within

### Benefits of a single hauler waste management system

- Lower service costs for an expanded scope of services
- A lower volume of heavy truck traffic on local roads
- Reduced occurrences of illegal dumping and neighborhood blight
- Higher waste diversion and recovery rates (recycling)
- Dedicated funding for household hazardous waste collection events and recycling education
- Reliable and accurate waste generation and recovery data

landfills and to limit potential health risks from improper handling, storage and disposal of household toxics. Additionally, the Township wishes to enhance waste reduction, diversion and recycling programs to increase participation and improve hazardous waste disposal.

## EDUCATION

There are seven different school districts within the boundaries of West Bloomfield including:

- Birmingham Public Schools
- Bloomfield Hills Schools
- Farmington Public Schools
- Pontiac School District
- Walled Lake Consolidated School District
- Waterford School District
- West Bloomfield School District

The West Bloomfield School District services the majority of the Township; the City of Keego Harbor; 99% of the City of Orchard Lake Village; and 10% of the City of Sylvan Lake. The Walled Lake Consolidated School District services the second largest area of West Bloomfield Township. The Birmingham, Bloomfield Hills, Farmington, Pontiac, and Waterford school districts serve the remainder of the Township. A total of twenty school facilities are located within the Township as described in Figure 6-3.

### West Bloomfield School District

The Township's primary district, West Bloomfield School District has a diverse population of 6,633 students, including 5,703 residents and 1,326 Schools of Choice. The district is comprised of six elementary schools, two middle schools, a traditional high school and an alternative high school academy.



*West Bloomfield High School was recognized by Newsweek / MSNBC as being in the top 4% of U.S. Public High Schools in 2006*

The West Bloomfield School District is able to attract and hire outstanding teachers. On-going professional development makes a great teaching staff even better. The district has a rich blend of veteran staff and younger teachers, all of whom have helped the district win numerous state and national awards, including having six schools recognized as "National Exemplary Schools". Students have a strong commitment to learning as represented in a 98.4% average daily attendance rate, 94.8% graduation rate and test scores that are consistently among the highest in the state. Low student to teacher ratios, progressive curriculum, modern facilities and state-of-the-art information technology contribute to the district's success.



Figure 6-3 Schools in West Bloomfield	
School	Amenities
<b>West Bloomfield School District</b>	
Abbott Middle	Playfield, softball diamond, gymnasium
Doherty Elementary	Ballfield, tennis court, 2 basketball courts
Ealy Elementary	Open playfield
Frankel Jewish Academy	Fitness center, pool, playground, soccer field, inline hockey center
Green Elementary	2 ball diamonds, basketball court
Gretchko Elementary	Toddler playground
Laker Academy	None
Orchard Lake Middle	Playfield, 2 baseball fields, soccer field, gymnasium
Roosevelt Elementary	Playground, youth ball diamond
Scotch School	Soccer field, ball diamond, basketball court, play structure
West Bloomfield High School	Lighted football field with field turf, 2 baseball fields, 10 tennis courts, ¼ mile track, soccer field, gymnasium, swimming pool
<b>Walled Lake School District</b>	
Keith Elementary	3 ball diamonds, 2 tennis courts, soccer field, gymnasium, playgrounds
Maple Elementary	Ballfield, playfield, basketball court, small gymnasium
Pleasant Lake Elementary	Soccer field, softball field, hard surface play area, 3 play structures, gymnasium, outdoor fitness course
Twin Beach Elementary	2 ball diamonds, elementary playground
Walnut Lake Middle School	Soccer field, play area, natural open space, 2 ball diamonds
<b>Bloomfield Hills Schools</b>	
Lone Pine Elementary	2 ballfields, 4 youth soccer fields, basketball court, gymnasium
Pine Lake Elementary	2 soccer fields, 2 ball diamonds, 2 tennis courts, elementary age playground
West Hills Middle School	Walnut Lake access, 1 ball diamond, playfield, a soccer field, 5 lighted tennis courts, gymnasium
<b>Farmington Public Schools</b>	
Eagle Elementary	3 ballfields, outdoor basketball court, play structure
Source: West Bloomfield Township	

### Walled Lake Consolidated School District

The Walled Lake School District serves more than 15,700 students in twenty-two state-of-the-art schools. Walled Lake has distinguished itself as being on the "cutting edge" instructionally and technologically. Significant gains in student achievement, continued implementation of state-of-the-art technology, and staff commitment, kept the Walled Lake Consolidated School District in its leadership role in Oakland County and the state in 2009-10.

The district boasts many of its schools have received the Michigan Blue Ribbon School Award for their outstanding school improvement strategies. Walled Lake Schools are commended for their strong home-school partnerships and for their consistent high state test scores. The three Walled Lake high schools were ranked in Newsweek's list of most desirable schools; an increased number of high school students took Advanced Placement classes and tests. The Michigan Educational Assessment Program (MEAP) and high school Michigan Merit Exam (MME) scores exceeded state and county averages.

### **Bloomfield Hills Schools**

The award-winning Bloomfield Hills Schools serves 5,200 students in five communities covering 25 square miles: portions of Bloomfield Township, West Bloomfield, Orchard Lake Village and Troy; and the entire city of Bloomfield Hills. The district challenges students in preschool through high school with a rigorous curriculum and more co-curricular opportunities than any other equivalent district in Oakland County. 99% of students graduate from high school, 98% of graduates attend college and an average 19 students annually are National Merit Scholars. The district is the only in Michigan to offer fully-authorized International Baccalaureate programs at all levels.

The district operates four elementary schools, three middle schools and three high schools. In addition, they offer three pre-school programs, a latchkey program at each elementary school, a high school of choice that maintains a curriculum based in international standards and a small high school geared toward students at risk.

### **Farmington Public Schools**

The southeast corner of West Bloomfield Township is serviced by the Farmington School District. Farmington Public Schools serves 12,000+ students ranging in age from newborn to senior citizen living in Farmington, Farmington Hills and a portion of West Bloomfield. The school district operates thirteen elementary schools, four middle schools and four high schools.

### **Birmingham Public Schools**

The Birmingham School District, which serves the east side of the Township, operates eight elementary schools, two middle schools and two high schools. Additional facilities include a ten-acre environmental center, an alternative high school, a senior center, a corporate training and conference center and an early childhood center.



Birmingham Public Schools enjoys a reputation for excellence which is substantiated by consistently high scores on state and national standardized tests and other measures of achievement. Curriculum at all levels stress the basics while offering enrichment programs, advanced placement courses, integrated instructional technology, engineering design and technology, several modern languages including Chinese and Japanese, and experiences in school/business partnerships, cultural diversity, independent study and community services. Guidance and counseling services are available at all grade levels.

### **Waterford School District**

The Waterford School District serves Independence, Waterford, West Bloomfield and White Lake Townships out of fourteen elementary schools, three middle schools, and three high schools where students can learn in a safe, secure, and friendly school environment where every child is known and cared for.

The district is focused on meeting the needs of the whole child, as evidenced by a rigorous curriculum with an emphasis on early-age success. Waterford students annually display high achievement in academics, athletics, career and technical education and fine arts. The Waterford School District is proud of the tremendous support of the local community. In recent years, three bond proposals, totaling \$200 million for new and renovated facilities were approved by voters.

### **Pontiac School District**

The Pontiac School District, which cover a small portion of northern West Bloomfield, operates one pre-school academy, seven elementary schools, one middle school, one high school, one special education program center and one alternative/continuing education center. Much like the city of Pontiac, the district is experiencing a renaissance. With an intensive focus on customer service and quickly rising levels of student achievement, the "new" School District of the City of Pontiac has risen to meet the challenges and opportunities of the 21st Century.

## PARKS AND RECREATION

The Parks and Recreation Commission was created in 1970 under Public Act 271 of 1931 as a recreation authority for the Township. The seven Parks and Recreation Commissioners are elected separately from the Township Board. The Commission is responsible for the management, planning and development of the Township's parks and recreation facilities. Parks and Recreation facilities are maintained independently of Township facilities; however, most facilities and lands are deeded to the Township. There is one exception, Bloomfield Knolls Park, which was purchased by the Commission in 1976.



*West Bloomfield's park and recreation system adds to the quality of life for residents*

The Parks and Recreation Director oversees the entire department and reports directly to the elected Parks and Recreation Commission. The Township Board approves the Commission budget annually, though the Commission maintains the power to administer funds.

### Funding

Funding for Parks and Recreation is divided into the General Operating Fund, the Active Recreation Millage and the Land Millage. The General Operating Millage is a ¼-mil property tax covering general operating expenses. The Active Recreation Millage is a ¼ mill property tax used for park operations, land acquisition, maintenance and development. The Land Millage is a ½-mill property tax and is primarily directed to land acquisition and park operations.

Additional revenue is generated through recreation program fees, user fees and rental fees. Other sources of funding include: SMART transportation funds, grants, donations, sponsorships and partnerships. The Parks and Recreation Commission may request the Township Board or the Township Building Authority to issue bonds for specific projects.

A final significant source of Parks and Recreation Commission funding is from grants. Parks and Recreation Commission projects are eligible for funding from federal, state and private grants. State grants that have historically been significant sources of funding are the Michigan Natural Resources Trust Fund program (eight grants for over \$5 million); the Michigan Quality of Life Recreation Bond, which has since expired (two grants, \$700,000); the Non-Game Wildlife Fund; the Michigan Council for the Arts; and the Michigan Equity Program.



The Land and Water Conservation Fund is a federal grant program administered by the Michigan Department of Natural Resources and has provided \$626,300 in matching funds. The local jurisdiction must adopt a Community Parks and Recreation Master Plan and have that plan approved by the state Department of Natural Resources and Environment (MDNRE) to be eligible for these funds.

Other federal funding comes from the Department of Housing and Urban Development (HUD), which administers the Community Development Block Grant Program. These grants have provided a significant source of funding to Parks and Recreation over the years, with funds being used to buy land, develop recreation facilities and senior citizen activities, construct the safety path network and provide barrier-free access retrofits and updates at local facilities. Funds are currently being used to make improvements included in a transition plan leading to universal accessibility.

### Township Parks

Over the past forty years, the Parks and Recreation Commission has acquired and operates twelve parks and facilities as described in Figure 6-4. Additionally, West Bloomfield Township owns the Civic Center and Meadow Haven/Snow Gulch Recreation Area site, which includes the Meadow Haven Trail.

**Figure 6-4**  
**West Bloomfield Township Parks**

Facility	Acres	Amenities
Bloomer Park	36	Basketball court, walking trails, boat launch, play structure, cross-country skiing, picnic shelter
Bloomfield Knolls Park	2	Basketball court, play structure
Recreation Activities Center	70	Walking trails, sledding, meeting rooms, restrooms
Community Sports Park	15	Softball diamonds, tennis courts, concessions, rest rooms, soccer fields, play structure
Drake Sports Park	52	Soccer fields, lighted softball diamonds, tennis courts, skate park walking/running path, picnic shelter, play structure, Safety Town play area, meeting rooms, concessions, restrooms
Karner Farm	32	Dog park, community gardens, barn and farmhouse, heron rookery
Marshbank Park	108	Play structures, picnic shelters, nature trails, cross-country skiing, volleyball, sledding, softball diamonds
Schulak Farm	5	House, barn, farm buildings
Sylvan Manor Parks	3	Youth ballfield, basketball court, play structure, picnic area
West Bloomfield Family Aquatic Center	5	Indoor and outdoor swimming pools, exercise/dance studios, concessions
West Bloomfield Trail Network	28	Hiking/biking/cross-country ski trails

**Figure 6-4**  
**West Bloomfield Township Parks**

Facility	Acres	Amenities
West Bloomfield Woods Nature Preserve	162	Walking trails, cross-country skiing, heron rookery

Source: West Bloomfield Township Parks and Recreation Master Plan

The Parks and Recreation Commission prepares a Park and Recreation Plan every five years, which specifies recommendations and a five year action program for recreation in the Township. The current plan was adopted in 2006 and covers the years 2007-2011. General goals for parks and recreation are listed below, but refer to the plan for specific recommendations:

- Partner with the Township to seek a balanced approach towards developing public and private recreational opportunities within the community.
- Increase recreational opportunities to targeted demographic groups: youth, teens and seniors
- Expand environmental education opportunities
- Expand and enlarge indoor recreational space
- Increase public access to and use of water resources
- Enhance the current park system with improved access, safety, and mobility within existing and planned recreation facilities
- Improve amenities within the parks to increase access, enjoyment and usage.

**Regional Parks**

In addition to the Township, there are three regional recreation providers that serve West Bloomfield residents. The State of Michigan, Huron-Clinton Metroparks Authority and Oakland County all operate major regional recreational facilities within a short drive of the Township. These facilities provide a wide range of recreational opportunities including camping, water slides, wave pools, golf, hiking and bike trails and beaches. Many of these amenities are within fifteen miles of West Bloomfield Township.

**Michigan State Parks**

- Bald Mountain Rec. Area, Lake Orion
- Dodge Park #4, Waterford
- Highland State Rec. Area, White Lake Twp
- Mayberry State Park, Northville
- Pontiac Lake State Rec. Area, Waterford Twp
- Proud Lake State Park, Commerce Twp

**Huron-Clinton Metroparks**

- Indian Springs, White Lake
- Kensington, Milford Twp
- Stony Creek, Oakland Twp

**Oakland County Parks**

- Addison Oaks, Leonard
- Glen Oaks, Farmington Hills
- Groveland Oaks, Holly
- Independence Oaks, Clarkston
- Lyon Oaks, Lyon Twp
- Orion Oaks, Orion Twp
- Red Oaks, Madison Heights
- Rose Oaks, Rose Twp
- Springfield Oaks, Davisburg
- Waterford Oaks, Waterford
- White Lake Oaks, White Lake Twp



## LIBRARY

The West Bloomfield Township Public Library dates to 1934 when the Keego-Cass Women's Club established a lending library to promote reading and literacy. The club petitioned West Bloomfield Township in 1937 to assume the operation of the library. In 1938, voters approved the initial ¼-mill tax to establish and fund a Township Public Library. The Library serves residents from the Main Library in the Township Civic Center campus on Walnut Lake Road and the Westacres Branch on Commerce Road.



*The Library located at the Civic Center is designed primarily for people and offers much more than books*

As the Township's population grew over the decades, so did the demand for library service. In 1995, the Library Board undertook a strategic planning process that reviewed the current state of library service and looked at future needs. This initiative led to a successful 1997 ballot request for a \$10.8 million to renovate and expand the Main Library to 63,812 square feet and the Westacres Branch to 11,700 square feet. This renovation allowed the library to create an environment that actively encourages and supports its mission of lifelong learning and reading.

The youth services rooms and activity centers promote exploration and stimulate brain development and critical thinking skills. Interactive displays, learning-scapes, story times and other programs help babies, toddlers and school-age children develop language skills and an interest in reading.

Comfortable seating, group and quiet study rooms, tutorial rooms, meeting rooms and a computer center provide teens and adults with space and opportunities to read, learn and pursue their interests. The library continues to expand library materials, services and programs for teens and adults. Advanced services like TutorMe online homework help, kits for book groups, reference by appointment, outreach to seniors and the homebound, multimedia workstations and wireless Internet access provide cutting-edge resources. Programs like the "Reading Between the Lines" book discussions and the Everyone's Reading community book event engage new target clientele. A popular summer reading club is held each year for all ages - pre-readers, school-aged children, teens and adults.

The online library ([www.wbplib.org](http://www.wbplib.org)) is conveniently available 24 hours a day. Township residents can use the website to access the library's catalog, get information about library

programs and services, link to dozens of information resources, request reference assistance, find homework help, read book reviews and recommendations, renew materials, place materials on hold and apply for a library card.

## OTHER FACILITIES

### Medical Facilities

There are two principal medical facilities within West Bloomfield: the Henry Ford Medical Center – West Bloomfield and the Beaumont Medical Building, in addition to numerous supporting professional and medical offices.

The Henry Ford Hospital is the largest medical facility in the Township. It is located on 80 south of West Maple Road. The 300-bed all private room facility provides patients with the highest quality, safest care available in a unique campus that promotes wellness in patients through a connection to the natural environment. It is the Township’s second largest employer. The more than 500 primary care and specialty physicians on staff provide world-class health care featuring the most advanced technology available in health care today.



*Henry Ford Hospital provides top notch health care to area residents*

The second major medical facility within the Township is the Beaumont Medical Building on Orchard Lake Road which recently underwent an expansion. The Beaumont Medical Building provides laboratory services (including X-rays and other diagnostic tests), occupational and physical therapy, nuclear medicine, cardiology diagnostics, radiology, ambulatory surgery center, children's rehabilitation and a pharmacy



*The Jewish Community Center provides a variety of educational and recreational opportunities*

### Jewish Community Center

The West Bloomfield Eugene and Marcia Applebaum Jewish Community Center campus is one of two facilities operated by the Jewish Community Center of Metropolitan Detroit. The Applebaum

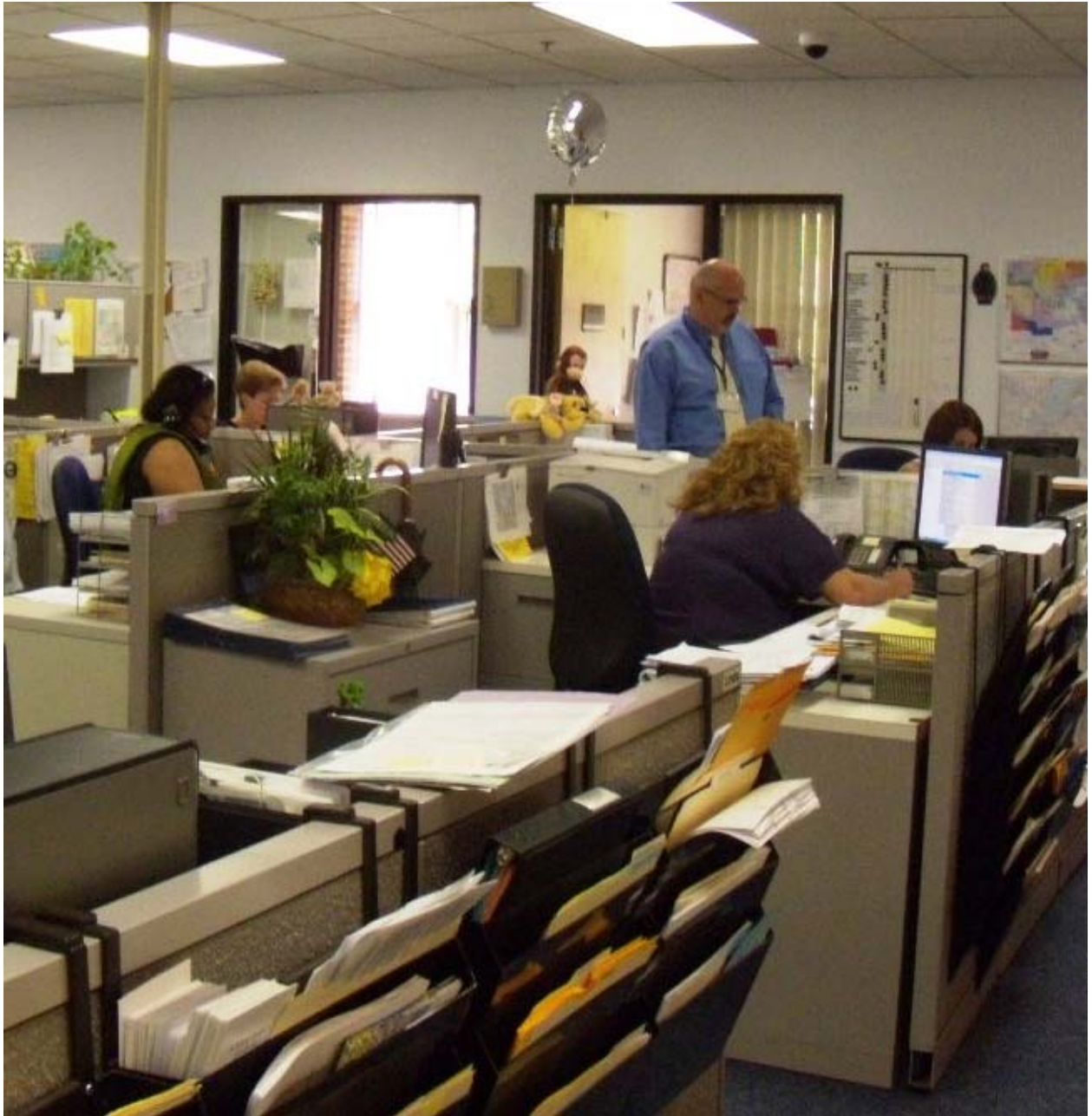


Campus offers services and facilities including summer camp, libraries, adult learning, cultural arts, fitness and recreation. The Kahn Center building on the Applebaum Campus has a health club including weight rooms, exercise classes, running tracks, racquet sports and gymnasium facilities. The Applebaum Campus has four pools - three outdoor and one indoor. Additionally the Edward and Shirley Rosenberg Recreation Complex features an in-line hockey center, with one practice rink and one regulation-size rink. The most recent addition to the campus is the Berman Theater which will host a variety of performing arts.

### **Chaldean Cultural Center**

The Chaldean Cultural Center celebrates and explores the extraordinary history, arts, traditions and contributions of the Chaldean people from ancient times to the present, serving as a repository of their collected history and stories into the next century. By forging relationships with other educational and cultural institutions, it not only nurtures pride within the Chaldean community, but also promotes greater understanding between communities.

During the 1990s, The Chaldean Iraqi American Association of Michigan (CIAAM) acquired the Shenandoah Golf and Country Club. CIAAM recently renovated the facility. The new Chaldean Cultural Center building includes expanded banquet space, a restaurant and additional meeting rooms.



## CHAPTER 7 IMPLEMENTATION



## IMPLEMENTATION PLAN

In order for this Plan to be an effective document for the future, steps must be described to guide Township leaders towards implementation. The following pages summarize the key recommendations located throughout this Plan and set forth the actions that are needed to help realize the vision for West Bloomfield. Following each action is a suggestion as to what board and commissions, department or agency should be primarily responsible for accomplishing each task.

Successful implementation of this Plan will involve a collaborative effort amongst various Township elected bodies, boards and commissions, and Township staff

This section serves as a quick reference for the Township to monitor progress and to serve as a checklist for implementing the Plan. It should be regularly evaluated by the Township and updated by the Planning Commission to ensure actions are accomplished, to review priorities and to encourage involvement from other Township officials and departments. This list is not a comprehensive list of all actions needed over the next twenty years, but rather a list of the primary actions needed to accomplish the Plan's vision. Over time, the Township may discover new opportunities that may alter this implementation plan. While such changes to the actions can be expected and may in fact be vital to achieving the long term goals of the Township, West Bloomfield must remain committed to upholding the overall vision, goals and actions of this Plan.

Figure 7-1 Land Use Implementation Plan	
Goal	
West Bloomfield will maintain a balanced mix of land uses that promote sustainability while considering existing development patterns, the economic climate, preservation of natural resources and the capacity of transportation, and community facilities and utilities.	
Actions	Responsibility *
Refer to the Master Plan when considering rezonings to ensure the conditions upon which the plan was based are still relevant and the timing for the change is appropriate.	PC, TB
Require new business development to be of a size, scale and character consistent with other development in the area.	PC, TB, CDD
Ensure proper design of buffers between business and non-business uses, which may include use of transitional zoning, buffering, landscaping and screening to lessen or prevent impacts of conflicting or undesirable land uses on nearby residential areas.	PC, TB, CDD
Ensure business areas reflect the quality and character of West Bloomfield through site and building design standards that ensure proper circulation, access management, landscaping, architectural design and other elements.	PC, TB, CDD
Update the Zoning Ordinance to more strongly influence the Township's land use pattern and development character in accordance with the recommendations of this plan, in particular to promote mixed use developments.	PC, TB, CDD
Encourage the ongoing maintenance of housing and enforce standards to preserve the character and desirability of neighborhoods.	TB, CDD
Promote a compact mixture of land uses that support a vibrant and energetic "downtown" Township Center.	PC, TB, CDD
Review the Township Center Zoning Overlay District to ensure the regulations encourage the redevelopment that the Township is seeking.	PC, TB, CDD
Investigate the development of a Corridor Improvement Authority (CIA) to help fund public projects in the Township Center.	PC, TB, CDD
Consider the development of a separate Haggerty Road Mixed use District or Overlay District.	PC, TB, CDD
Work with Commerce Township to ensure compatible uses and design along Haggerty Road.	PC, TB, CDD
Initiate select rezonings, especially where the future land use map recommends a lower intensity use than current zoning.	PC, TB, CDD
Present the Master Plan to relevant departments so they understand the vision embodied in the plan and their responsibility in making the plan a reality.	All Depts
Annually review the Master Plan and Implementation Plan to ensure that the plan is still relevant and is being implemented	PC, CDD
* TB=Township Board    PC=Planning Commission    CDD=Community Development Dept.	



<b>Figure 7-2 Economic Development Implementation Plan</b>	
<b>Goal</b>	
West Bloomfield will promote itself as a desirable community in which to do business, particularly for entrepreneurs seeking to start a business and will foster relationships with the existing business community to ensure their long term success.	
<b>Actions</b>	<b>Responsibility *</b>
Encourage the development of health care, leisure and hospitality, alternative energy and other emergent sector industries to locate in West Bloomfield.	CDD, TB
Continue to help mitigate the effect of foreclosures in the Township through foreclosure events and increased code enforcement in neighborhoods.	CDD, AD, TB
Actively promote the redevelopment of underused properties within the Township Center and Haggerty Road Mixed Use Districts.	CDD, TB
Work with area resources including state and county agencies and chambers of commerce to promote the concept of economic gardening.	CDD, TB
Improve the development approval process from the customer perspective, including reducing the time for approvals and permit processing.	CDD, DSD, FD, PC, TB
Develop an administrative review process that allows staff to review and approve minor amendments to approved site plans.	CDD, PC, TB
Inventory and catalog potential industrial and commercial development sites and buildings.	CDD, AD
Provide incentives to those who bring the right type of development to West Bloomfield.	CDD, TB
Develop business friendly program with the Assessing Department to work with business uses before notice of assessments are sent.	CDD, AD
Re-evaluate the zoning ordinance to allow for more flexibility in development including mixed-use and PUDs.	CDD, PC, TB
Develop marketing materials to promote West Bloomfield as an entrepreneurially-friendly community and prominent location for business as well as a community with a high quality of life.	CDD, TB
Develop a "brand" for West Bloomfield as more than just a bedroom community.	CDD, TB
Make use of the Township's website, online social networks and potentially the radio to provide information on West Bloomfield.	CDD
Cultivate relationships with institutions, local chambers of commerce, commercial brokers, the International Council of Shopping Centers (ICSC), Urban Land Institute (ULI) and the Michigan Economic Development Corporation (MEDC) to help facilitate development and public/private partnerships.	CDD, TB
Publicize available vacant properties on the Township's website and provide links to the County's website.	CDD, AD
Work with Oakland County and the State of Michigan to match potential businesses with appropriate funding sources.	CDD, TB
Consider the establishment of a Corridor Improvement Authority (CIA) for the Township Center Overlay District and prepare a development plan to identify improvements to be made.	CDD, AD, TB
* TB=Township Board                      PC=Planning Commission                      CDD=Community Development Dept. DSD= Development Services Dept.                      FD=Fire Dept.                      AD=Assessing Dept.	

<b>Figure 7-3 Transportation Implementation Plan</b>	
<b>Goal</b>	
West Bloomfield will create a safe and coordinated multi-modal transportation system adequate to support land uses and economic vitality that balances traffic needs with non-motorized alternatives.	
<b>Actions</b>	<b>Responsibility *</b>
Monitor transportation conditions and plan for road improvements and design that reflect the Township’s character, coordinated with RCOC, adjacent communities and developers.	CDD, DSD, PC, TB
Work with the RCOC to develop creative ways to address traffic flows, such as new technology, roundabouts and boulevards.	CDD, DSD, PC, TB
Re-examine residential street width requirements and consider reducing the required sixty foot right of way in residential districts.	CDD, DSD, PC, TB
Work with residents and the RCOC to ensure that roads are well maintained and repaired/repaved when poor pavement conditions exist.	CDD, DSD, PC, TB
Work with the neighboring communities and RCOC to implement key recommendations of the Orchard Lake Road Corridor Study and Northwestern Connector Project.	CDD, DSD, PC, TB
Establish attractive entry signage and landscaping theme that serves to inform and welcome visitors to the Township at important gateways into the Township.	CDD, DSD, PC, TB
Work with residents and the RCOC to identify areas where traffic calming will slow traffic and reduce traffic volume and identify which traffic calming devices are most appropriate.	CDD, DSD, PC, TB, PD, FD
Revise Township Ordinances to include traffic calming recommendations.	CDD, DSD, PC, TB
Minimize the number of access points for individual uses along main roads by encouraging the use of shared driveways and other access management techniques.	CDD, DSD, PC, TB
Require a traffic impact study for any rezoning or project that would generate traffic above a specified threshold.	CDD, PC, TB
Work with the RCOC to design road improvements to incorporate bike paths, sidewalks or bike lanes and road crossings.	DSD, CDD, TB
Fill in the gaps in the safety path system to create a contiguous pathway network to connect residents with key destinations and regional paths.	DSD, TB, P&R
Develop safety path construction and design standards pursuant to the American with Disabilities Act and other pertinent design guidelines.	DSD, TB
Develop a Deferred Maintenance Program to ensure the effective and efficient use of limited dollars to maintain the existing Safety Path Network.	DSD, TB
Develop a non-motorized signage and education plan to ensure residents understand where and how to utilize the safety path/non-motorized pathway network.	DSD, TB
Work in collaboration with the SMART bus system to consider providing extended hours and attractive bus stop locations and transit oriented development, as appropriate.	CDD, DSD, PC, TB
* TB=Township Board      PC=Planning Commission      CDD=Community Development Dept. DSD= Development Services Dept. P&R=Parks & Rec. Commission    FD=Fire Dept.    PD=Police Dept.	



<b>Figure 7-4 Natural Resources Implementation Plan</b>	
<b>Goal</b>	
West Bloomfield will protect and preserve the unique natural features of the Township, including water resources, wetlands, woodlands, uplands and habitat for native flora and fauna.	
<b>Actions</b>	<b>Responsibility *</b>
Coordinate with adjacent communities, landowners and the County on natural resource planning with a goal towards shared systems and natural approaches.	DSD, WRB, TB
Educate residents on natural resource concerns including groundwater and lake quality preservation through proper use of fertilization, removal of exotic species, septic tank maintenance and preservation of riparian vegetation.	DSD, WRB, TB
Continue to minimize the impact of development on lakefront properties through the conversion of septic fields into sanitary sewers.	DSD, TB
Pursue, where feasible, the acquisition of key natural resources for both conservation and for increased public access.	DSD, WRB, TB
Encourage residents to implement rain gardens to filter runoff from their property and to help prevent wetlands from receiving stormwater discharges that may exceed their capacity.	DSD, WRB, TB
Promote the voluntary donation of property or conservation easements on parcels with significant environmental features to protect them in perpetuity.	DSD, CDD, WRB, TB, PC
Update standards for landscaping in the Zoning Ordinance to require native vegetation and the planting of large shade trees on all properties.	DSD, CDD, WRB, TB, PC
Actively seek the installation of alternative energy devices at Township owned parcels and facilities.	All Depts., PC, TB,
Educate the public on low-impact design and Leadership in Energy and Environmental Design (LEED) standards to encourage environmentally-sensitive building and site design.	DSD, CDD, WRB, TB, PC
Develop incentives in the Zoning Ordinance for LEED buildings or site design.	CDD, TB, PC
* TB=Township Board    PC=Planning Commission    CDD=Community Development Dept. DSD= Development Services Dept    WRB=Wetland & Woodland Review Boards	

<b>Figure 7-5 Community Facilities and Utilities Implementation Plan</b>	
<b>Goal</b>	
West Bloomfield will continue to offer the highest quality community services and facilities for Township residents and businesses.	
<b>Actions</b>	<b>Responsibility *</b>
Monitor the efficiency of the various Township departments to prevent duplication of work and maximize production.	All Twp. Depts., TB
Increase coordination and cooperation between departments to streamline processes.	All Twp. Depts., TB
Use electronic media to inform the public of the various facilities and services available to them.	All Twp. Depts., TB
Continually review the needs of the Township to ensure that quality fire protection and acceptable response times will be maintained.	TB, PD, FD
Continue to monitor water and sanitary systems and upgrade when needed.	W&S
Annually update the Township's capital improvement plan (CIP) for infrastructure and other capital improvements based on monitoring of conditions, priorities and pursuit of available funding.	All Twp. Depts., PC, TB
Place all new utilities underground and encourage the burying of existing utility lines where practical.	DSD
Continue existing comprehensive and innovative efforts to promote sensitive and responsible storm water management practices in the Township.	DSD
Promote the residential affinity based recycling program to increase participation and increase waste diversion and recovery rates.	DSD
Expand the West Bloomfield Household Hazardous Waste Collection Program to reduce the toxicity of the waste disposed within landfills and to limit potential health risks from improper handling, storage and disposal of household toxics.	DSD
Enhance waste reduction, diversion and recycling programs to increase participation and improve hazardous waste disposal.	DSD
Develop and promote a commercial recycling program to increase waste diversion and recovery rates within our business community.	DSD
Maintain regular communication with school districts serving West Bloomfield to coordinate the location and design of school facilities.	CDD, PC
Continue to support the Parks and Recreation Commission, and coordinate with them to plan for active and passive recreational resources to Township residents.	CDD, P&R, TB
Implement the recommendations of the Parks and Recreation Master Plan and update the plan every five years.	P&R
* TB=Township Board    PC=Planning Commission    CDD=Community Development Dept. DSD= Development Services Dept    P&R=Parks & Rec. Commission    W&S=Water & Sewer Dept.	







## APPENDIX A DEMOGRAPHICS



West Bloomfield Township is a suburban community located in central Oakland County that has grown significantly over the past six decades. Analysis of community demographics is essential for understanding how the Township has changed over time and how it will evolve in the future. Appreciation of this demographic snapshot of West Bloomfield today and anticipated future trends provide a framework for the vision, goals, and recommendations in this Plan.

## POPULATION CHARACTERISTICS

Evaluation of population characteristics provides a comprehensive understanding of the residents of West Bloomfield and in turn, contributes to determining future Township needs.

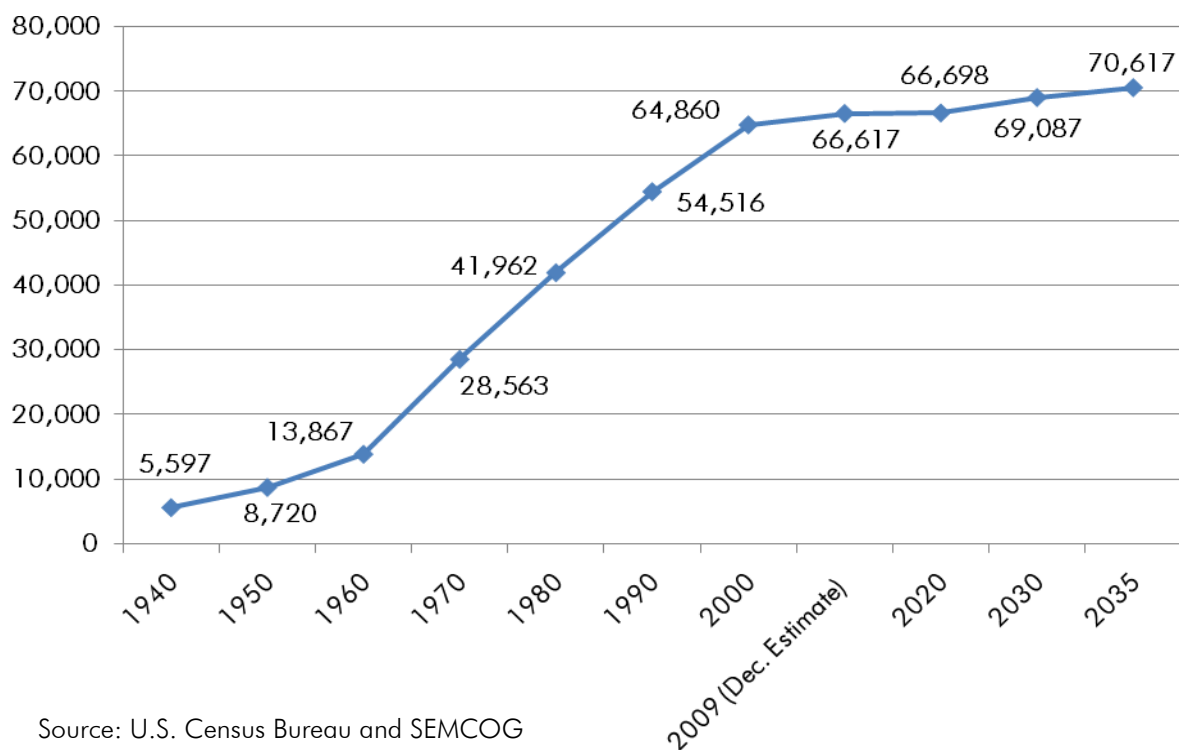
### Population Trends

Like many Michigan suburbs, West Bloomfield began as a small community but quickly experienced a peak growth period between the 1950's and the 1970's as part of



*Understanding the people that make up West Bloomfield is essential to planning for its future*

**Figure A-1  
Population Trends**



Source: U.S. Census Bureau and SEMCOG

suburbanization and the post-war boom. Since that time, the Township has continued to grow and establish a steady population base largely due to the lack of available land for development and the steady decline of household sizes.

Growth is expected to continue, at a slower pace, with an estimated 66,617 residents as of December 2009, and a projection of over 70,000 residents by 2035.

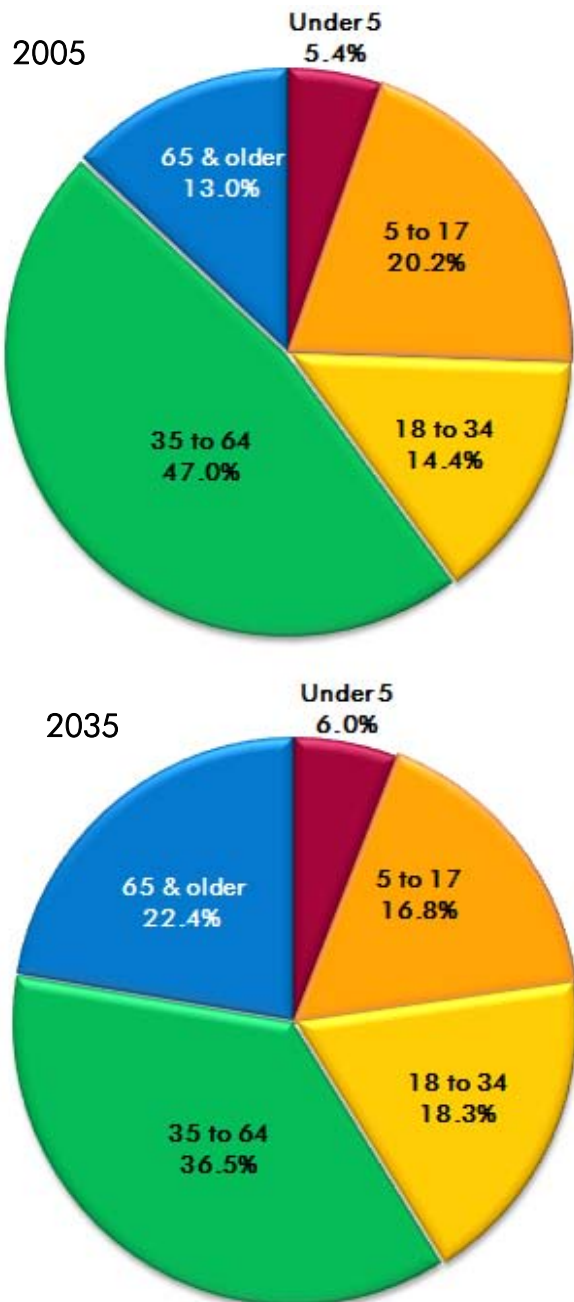
The distribution of population within the Township is important for planning future land use. The greatest concentration of residents exists along the south portion of the Township. The southwest corner of the Township has the highest concentration of people as that area has a concentration of multiple family zoning with a number of multiple family housing developments.

### Age and Disability

The age profile of a community is particularly important when planning for a community's future needs. For example, a community with a larger percentage of school age children will have different needs than a community largely made up of senior citizens. West Bloomfield is an aging community; however unlike some other aging communities, the Township still has a large number of school-age children.

The population of those aged 65 and older is projected to be the age group has the largest increase over the next 15 years, accounting for nearly one quarter of the population, as the baby boom generation matures and improvements in medical technology help people live longer. On the other end of the age spectrum, the population of school-age children is projected to increase as well. This combination of an older, more affluent population along with a significant school age population will have a major impact on planning.

**Figure A-2**  
**Age Characteristics**



Source: U.S. Census Bureau and SEMCOG



**Figure A-3**  
**Age Characteristics**

Age	Group	West Bloomfield			Oakland County		
		2005	2035	% Change	2005	2035	% Change
Under 5	School Age	3,508 (5.4%)	4,228 (6.0%)	20.5%	74,163 (6.1%)	79,399 (5.9%)	7.15%
5 to 17		13,143 (20.2%)	11,840 (16.8%)	-9.9%	217,719 (17.9%)	208,158 (15.6%)	-4.4%
18 to 34	Labor Force	9,371 (14.4%)	12,948 (18.3%)	38.2%	239,907 (19.8%)	255,011 (19.1%)	6.3%
35 to 64		30,668 (47.0%)	25,809 (36.5%)	-15.8%	540,769 (44.5%)	462,117 (34.6%)	-14.5%
65 and older	Senior Citizens	8,494 (13.0%)	15,792 (22.4%)	85.9%	141,923 (11.7%)	332,076 (24.8%)	134.0%
<b>Total</b>		<b>65,184</b>	<b>70,617</b>	<b>8.3%</b>	<b>1,214,481</b>	<b>1,336,761</b>	<b>10.1%</b>

Source: U.S. Census Bureau and SEMCOG

In addition to age characteristics, it is important to consider the disabled population of West Bloomfield as they have unique needs. According to the 2000 Census, approximately 3.5% of the Township's population between the ages of 5 and 20 years and close to 10% of those between 21 and 64 years has some type of mobility or self-care limitation. This figure tends to increase as the population ages, as demonstrated by nearly 30% of those aged 65 and older are persons with disabilities. Sites and buildings need to be designed incorporating the principles of universal design to ensure ease of use by all residents.

### Ethnic Composition

West Bloomfield Township reflects the increasing racial diversity of suburban America. The population of minorities in the Township doubled, from 8.5% of the overall population to 16.8%, between 1990 and 2010.

Racial demographic data from the Census does not reflect religious affiliation or ethnic background. It is important to note that religious affiliation within West Bloomfield Township is a significant characteristic. The diversity of religious affiliations is an important component in the demographic makeup of the Township.

**Figure A-4**  
**Ethnic Composition**

Race	1990	2000
White	49,882 (91.5%)	53,958 (83.2%)
Black or African American	1,065 (2.0%)	3,327 (5.1%)
Asian or Pacific Islander	2,807 (5.1%)	5,061 (7.8%)
Hispanic	668 (1.2%)	905 (1.4%)
Other	94 (0.2%)	1,609 (2.5%)
<b>Total</b>	<b>54,516</b>	<b>64,860</b>

Source: U.S. Census Bureau

## HOUSING CHARACTERISTICS

The housing stock in West Bloomfield has been analyzed in order to establish more specific information about residential land uses and the neighborhoods in the Township. It is important that this plan focus on effective strategies to preserve the qualities that make West Bloomfield neighborhoods so desirable.



*The homes that make up West Bloomfield neighborhoods have long since been an attraction for residents*

### Housing Trends

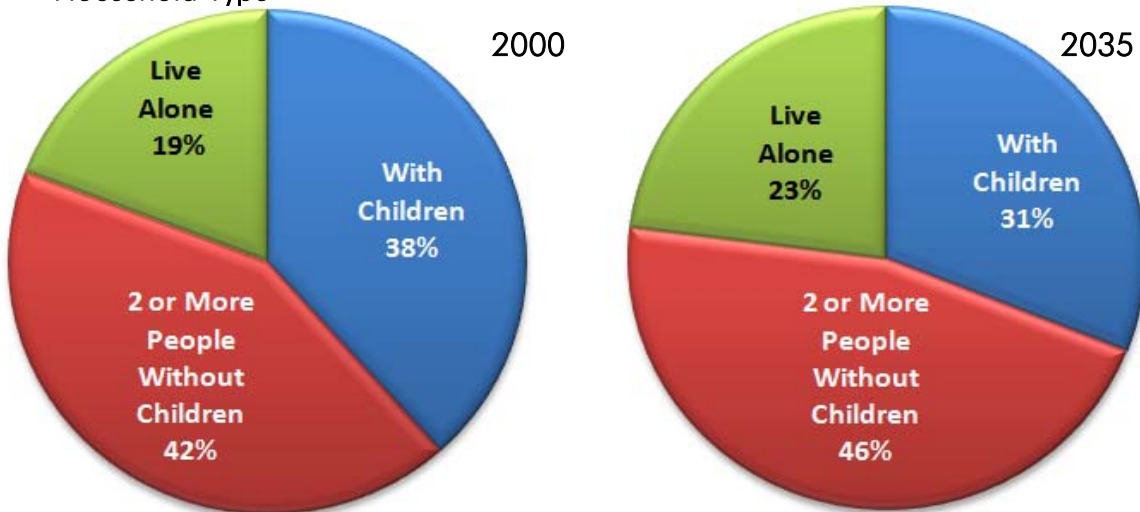
Consistent with population trends, West Bloomfield continues to see an increase in the number of households in the Township. This trend is expected to continue, with over 27,700 households projected by 2035. While the number of households is expected to continue to increase, the number of people in each unit is expected to continue to decrease from 2.74 to 2.50 persons per household. The decline in household size is a national trend that most

**Figure A-5  
Housing Trends**

	West Bloomfield	Oakland County
<b>Number of Households</b>		
2000	23,414	471,115
December 2009 Estimate	24,045	493,272
2035 Projection	27,738	573,432
<b>Average Household Size</b>		
2000	2.74	2.51
December 2009 Estimate	2.74	2.41
2035 Projection	2.50	2.29

Source: U.S. Census Bureau and SEMCOG

**Figure A-6  
Household Type**



Source: U.S. Census Bureau and SEMCOG



communities are experiencing due to people have fewer children, the increased number of 'empty nesters', and as people live longer. Regardless of this decrease, the average household size in West Bloomfield has historically been, and is projected to continue, higher than the county average of 2.41 currently and 2.29 by 2035.

Over 75% of West Bloomfield consists of families, the largest segment of which is married couples (69.5%), which is significantly higher than the county average of 54.2% married couples. Just over 22% of the Township is made up of non-family households which consist of a single inhabitant or a group or unrelated persons sharing a household.

Just over a third of households contain children and this number is expected to decrease. SEMCOG estimates that by 2035, only 31% of Township households will have children living at home.

### Housing Age and Type

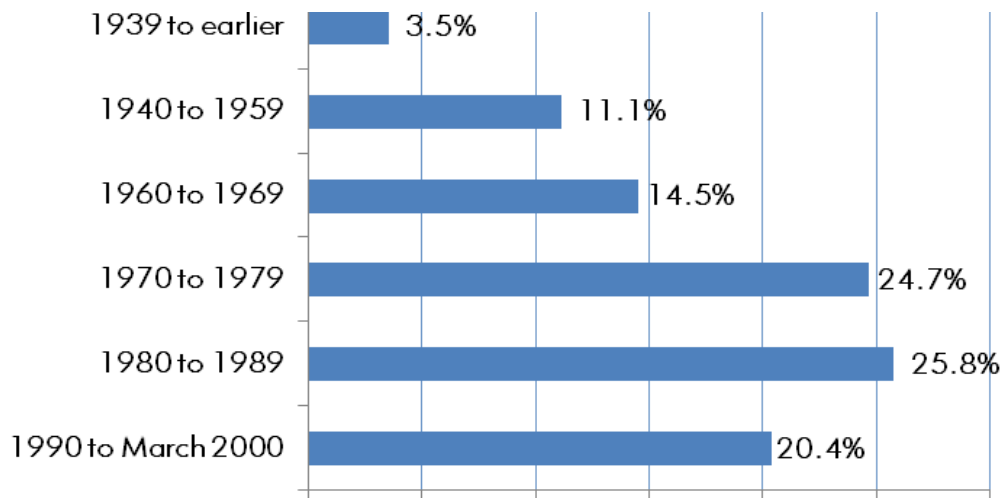
The housing stock in West Bloomfield Township is predominantly single-family detached dwellings. The percentage of multi-family, apartment and attached housing has decreased since the 1990s, indicating that single-family detached housing remains the preferred housing choice, accounting for over 75% of housing units in the Township.

Year Built	Single Family	Multi-Family	Gross Total	Demolition Total	Net Total	Average per Year
1970-1979	4,611	1,515	6,126	87	6,039	603.9
1980-1989	3,108	3,608	6,716	114	6,602	660.2
1990-1999	4,029	431	4,466	240	4,226	422.6
2000-2009	1,296	72	1,368	208	1,160	116.0
<b>Total</b>	<b>13,044</b>	<b>5,626</b>	<b>18,676</b>	<b>649</b>	<b>18,027</b>	

Source: SEMCOG

As shown in Figure A-8, over 70% of the housing in the Township was built since 1970, with over half of the units being built between 1970 and 1989. West Bloomfield, like many Michigan townships situated near large urban centers, has experienced rapid residential growth that has since tapered off in the last ten years.

**Figure A-8**  
Year Housing Built



Source: U.S. Census Bureau

**Housing Occupancy and Tenure**

According to 2000 U. S. Census, 95.9% of housing units were occupied. Of the 996 housing units considered vacant, 31.2% are designated for seasonal or recreation use, 22% designated as rentals and 20% are designated for sale. Again, due to the economy, these numbers are expected to fluctuate. SEMCOG estimates that as of December 2009, the vacancy rate in West Bloomfield had increased to 8.0%

Home ownership figures also provide an understanding of social and economic conditions within the Township. West Bloomfield has a high rate of owner-occupied homes, with over 86% of residents owning their housing unit, while roughly 13% rent.

**Figure A-9**  
Housing Type

	West Bloomfield	Oakland County
<b>Occupied Unit</b>	23,414 <i>(95.9%)</i>	471,115 <i>(95.8%)</i>
Owner Occupied Unit	20,296 <i>(86.7%)</i>	352,125 <i>(74.7%)</i>
Renter Occupied Unit	3,118 <i>(13.3%)</i>	118,990 <i>(25.3%)</i>
<b>Vacant Unit</b>	996 <i>(4.1%)</i>	20,891 <i>(4.2%)</i>
Seasonal or Recreation Use	331 <i>(1.3%)</i>	3,778 <i>(0.8%)</i>
<b>Total</b>	<b>13,044</b>	<b>5,626</b>

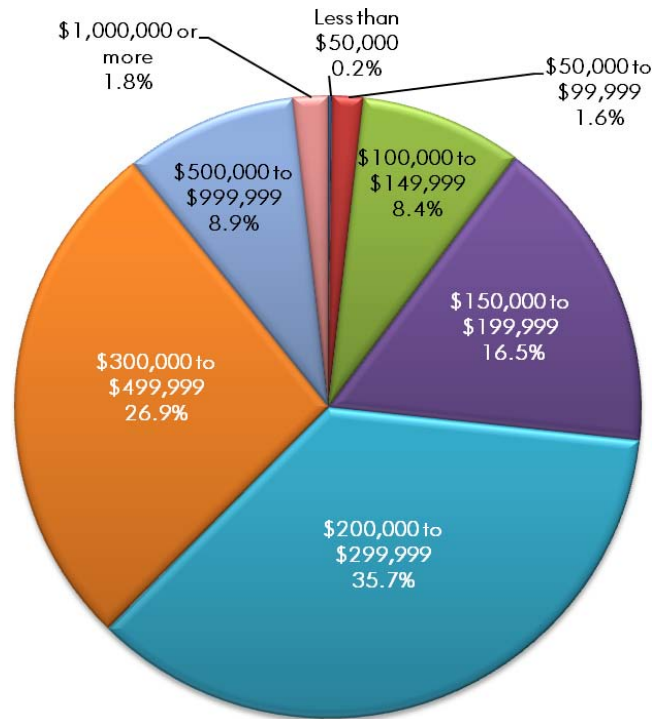
Source: SEMCOG



## Housing Value

Housing values in West Bloomfield are very high in comparison to other communities and Oakland County. In 2000, West Bloomfield had one of the highest median housing values of \$264,200, compared to the County average of \$181,200. As shown in Figure A-10 over 70% of homes were valued over \$200,000 in 2000. With the recent economic downturn and the prevalence of foreclosed homes, it can be expected that some home values today may have seen only modest increase in value, if any.

Figure A-10  
Housing Value



Source: U.S. Census Bureau

## ECONOMIC CHARACTERISTICS

The economic situation of Township residents continues to change over time, responding to the regional, national, and global markets. It is important to maintain West Bloomfield's stable economic base into the future.

### Income

Historically, West Bloomfield Township is one of the more prosperous Townships in the state's most affluent county, based on household income. When compared to Oakland County, the Township has a higher median income and a smaller percentage of households in poverty.



*Successful businesses and employment centers are critical for the economic future of West Bloomfield*

While West Bloomfield continues to have higher incomes and less poverty than the County, the economic slowdown experienced in Michigan since 2008 will likely result in increased numbers of households and families living in poverty.

**Figure A-11**  
Income

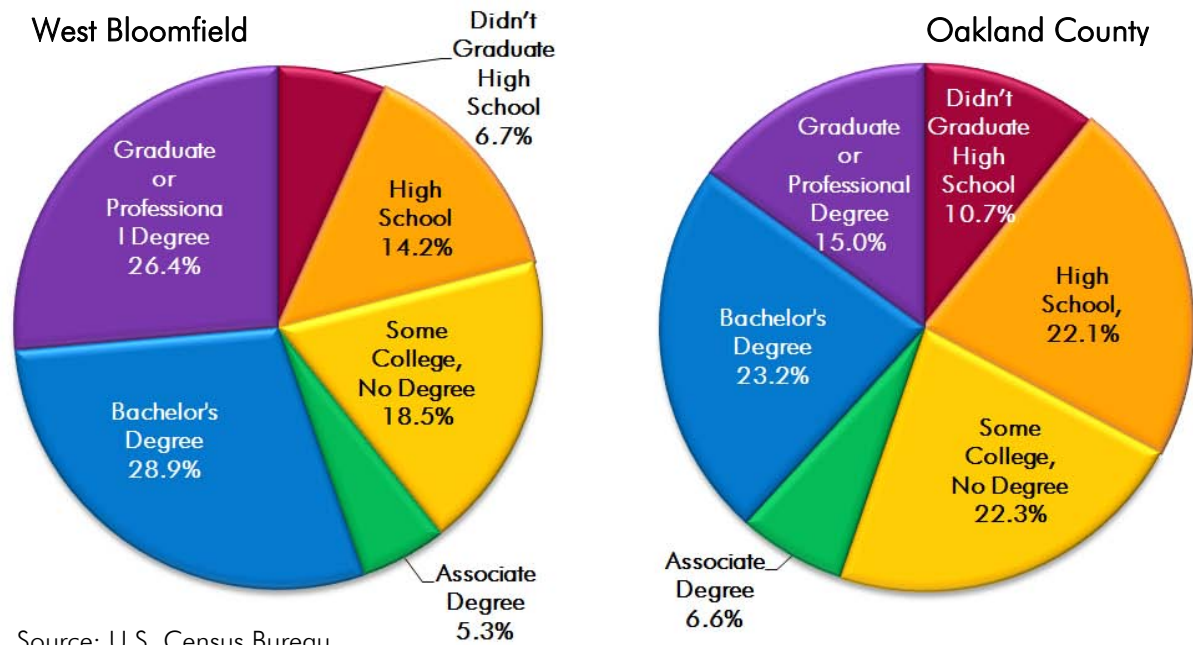
	1990		2000		2006-2008	
	West Bloomfield	Oakland County	West Bloomfield	Oakland County	West Bloomfield	Oakland County
Median Household Income	\$68,654	\$43,047	\$91,661	\$61,907	\$101,260	\$69,152
Households in Poverty*	374 (1.9%)	25,201 (6.1%)	579 (2.5%)	25,607 (5.4%)	3.0%*	5.3%*

Source: U.S. Census Bureau  
\* Numbers are given for families, not households

**Education**

According to the 2000 U.S. Census, residents of West Bloomfield are generally well-educated. Over half of Township residents have a college degree. A very small segment did not graduate from high school. This is a much higher educational attainment level in comparison to Oakland County as a whole.

**Figure A-12**  
Educational Attainment



## Employment

West Bloomfield is a community defined by residential land uses - a trend that has remained stable over the past 60 years. Relatively few employment centers are located within the Township, the majority of which are retail and health care professions. Over half of Township residents are involved in managerial or professional careers, with another 27% working in sales and office. This reaffirms the Township's high proportion of residents with advanced education and suggests that many of the Township's residents are "white collar" workers who likely work in surrounding employment centers. The majority of Township residents commute to their jobs at locations outside of the Township, with a mean travel time of 29 minutes to work.

Occupation	West Bloomfield	Oakland County
Managerial & Professional	57.4%	44.6%
Sales & Office	27.1%	26.8%
Service	7.5%	10.7%
Farming, Forestry & Fishing	0%	0.1%
Construction, Extraction & Maintenance	3.8%	6.9%
Production, Transportation & Material Moving	4.1%	10.9%

Source: U.S. Census Bureau and SEMCOG

Over 65% of West Bloomfield residents were employed in 2000, and those in the non working group consisted mainly of stay at home parents or retirees. Only 1.7% of residents were unemployed in 2000, a number that has surely increased due to the economic downturn.

Although many residents are employed outside of West Bloomfield Township, the Township still has a substantial non-residential tax base. Figure A-14 displays the diversity of the West Bloomfield Township economy and shows the trends in employment by industry between 2002 and 2005. The figure shows jobs provided in West Bloomfield by industry and may include workers from outside The Township.

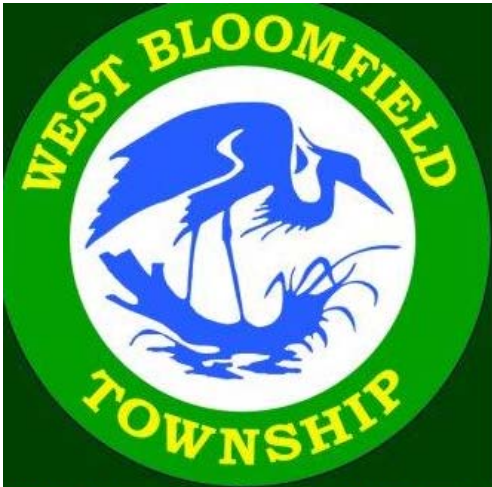
Figure A-14 Jobs Provided in West Bloomfield			
Industry	2002	2005	% Change
Manufacturing	176 <i>(1.2%)</i>	120 <i>(0.8%)</i>	-31.8%
Wholesale Trade	493 <i>(3.4%)</i>	286 <i>(2.0%)</i>	-42.0%
Retail Trade	1,981 <i>(13.5%)</i>	2,075 <i>(14.2%)</i>	4.7%
Transportation & Warehousing	120 <i>(0.8%)</i>	71 <i>(0.5%)</i>	-40.8%
Information	173 <i>(1.2%)</i>	153 <i>(1.1%)</i>	-11.6%
Financial Activities	1,451 <i>(9.9%)</i>	1,177 <i>(8.1%)</i>	-18.9%
Professional, Scientific, & Technical Services	1,048 <i>(7.2%)</i>	813 <i>(5.6%)</i>	-22.4%
Administrative, Support, & Waste Services	730 <i>(5.0%)</i>	729 <i>(5.0%)</i>	-0.1%
Education Services	1,775 <i>(12.1%)</i>	1,773 <i>(12.2%)</i>	-0.1%
Health Care & Social Assistance	3,181 <i>(21.7%)</i>	4,126 <i>(28.3%)</i>	29.7%
Leisure & Hospitality	2,456 <i>(16.8%)</i>	2,273 <i>(15.6%)</i>	-7.5%
Other Services	501 <i>(3.4%)</i>	462 <i>(3.2%)</i>	-7.8%
Public Administration	440 <i>(3.0%)</i>	426 <i>(2.9%)</i>	-3.2%
<b>Total</b>	<b>14,655</b>	<b>14,570</b>	<b>-0.6%</b>

Source: U.S. Census Bureau and SEMCOG

Over the three year time span jobs decreased in every industry with the exception of retail trade (increased by 4.7%) and more notably in health care, with a growth of 29.7%. This increase in jobs can be attributed to the opening of Henry Ford Hospital, the expansion of Beaumont, and the multiple professional medical offices that have opened as a result.







### West Bloomfield Township Master Plan Update: Public Opinion Survey

#### 1. Quality of Life

West Bloomfield Township has begun the exciting process of updating its current Master Plan. The Master Plan is a policy document that guides the development of the Township. Your responses to this brief survey will help shape the vision and recommendations in the Master Plan.

1. What do you like best about living in West Bloomfield Township? Check one

- Location
- Neighborhoods
- Environmental protection
- Other (please specify):
- Schools
- Community facilities and services

2. Are you satisfied with the level of service provided by West Bloomfield Township (Township government, police, fire, parks and recreation)?

- Yes
- No
- Unsure

Comments:

3. If you are not satisfied with the level of service provided by West Bloomfield Township, please tell us how it can be improved:

# APPENDIX B PUBLIC INVOLVEMENT



## PUBLIC OPINION SURVEY

A public opinion survey was available from February 1, 2010 through March 31, 2010 to gain public input on the Master Plan update. The survey asked for opinions on issues dealing with the quality of life, land use, neighborhoods, environment, economic development and transportation in the Township. The survey was provided on Survey Monkey, with a link on the Township's website ([www.wbtwp.com](http://www.wbtwp.com)). Emails were sent to various email lists at the Township, including subdivisions, clerk's office, schools, and most notably the parks and recreation distribution list which reached over 4,000 people. In addition, the survey was available at Town Hall, the Parks and Recreation Activities Center, the main branch of the Library, and Police Department. Over the course of the two months, 434 surveys were completed and the results are provided below.

### Summary

1. West Bloomfield's location was the number one reason people liked living in the Township.
2. 75% of respondents are satisfied with the level of service provided by West Bloomfield.
3. Increased traffic and the economic climate were viewed as the most important issues facing West Bloomfield Township today. As a result, improved quality of roads should be the Township's top priority in the next five to ten years.
4. Overall, almost 87% of respondents are satisfied with the quality of life in West Bloomfield.
5. Over 76% of respondents are satisfied with the types and amount of different land uses provided in West Bloomfield. Entertainment venues were identified as the most desired use to be developed in the future, followed closely by restaurants and small scale boutique retail, all of which were supported by over 40% of the respondents.
6. Traditionally West Bloomfield has attracted locally-owned businesses and boutiques, however when asked what percentage of stores could be occupied by a national chain retailer, the most common answer was up to a maximum of 25%, followed closely by 10%.
7. Nearly half of the respondents felt that the density of development in West Bloomfield is just right, whereas nearly 40% thought that the Township is on the dense side.
8. Nearly 86% of respondents are satisfied with the variety of housing that is available in West Bloomfield. When asked what types of housing should be developed in the future, over 45% wanted to see smaller single family homes, followed by senior housing.
9. Over 65% of respondents thought that minimizing the impact of foreclosed properties should be the Township's top priority for neighborhoods, followed by sidewalks/safety paths.

10. When reviewing plans for development, the majority of respondents felt that the Township should encourage the use of sustainable design features (such as LEED, porous paving surfaces, green roofs, use of alternative energy, etc.) for all development projects.
11. Wetland and woodland preservation continue to be the two top priorities for the environment, followed by recycling/household hazardous waste.
12. 61% of respondents were supportive of the development of a Corridor Improvement Authority (CIA) along the Orchard Lake Road Corridor from 14 Mile to north of Maple Road to capture future increases in tax revenue and spent within the authority for public improvements such as streetscape, parking, and street improvements.
13. Nearly 75% of the respondents felt that retaining existing businesses should be the top priority for economic development, followed by attracting new businesses.
14. Over 66% of respondents are generally in favor of the development of future roundabouts in the Township, with only about 22% against their development. At the intersection of Maple and Orchard Lake Road specifically, only 36% of respondents were in favor of a roundabout at that location and 44% were against a roundabout there.
15. The reduction of congestion on main streets was identified by over 68% of respondents as the top transportation priority, followed by the improvement of neighborhood street conditions/maintenance.
16. Respondents ranged in age from 18 to over 85 years old, with the most common age ranges including those 45 to 54 (over 27%) and those 35 to 44 (nearly 25%).
17. The vast majority of respondents are college educated, with nearly half having professional degrees.
18. Residents were the primary respondents, accounting for over 97% of those that responded.
19. Of the residents that responded, most have lived in the Township for at least ten years and plan on living in West Bloomfield for at least another ten.

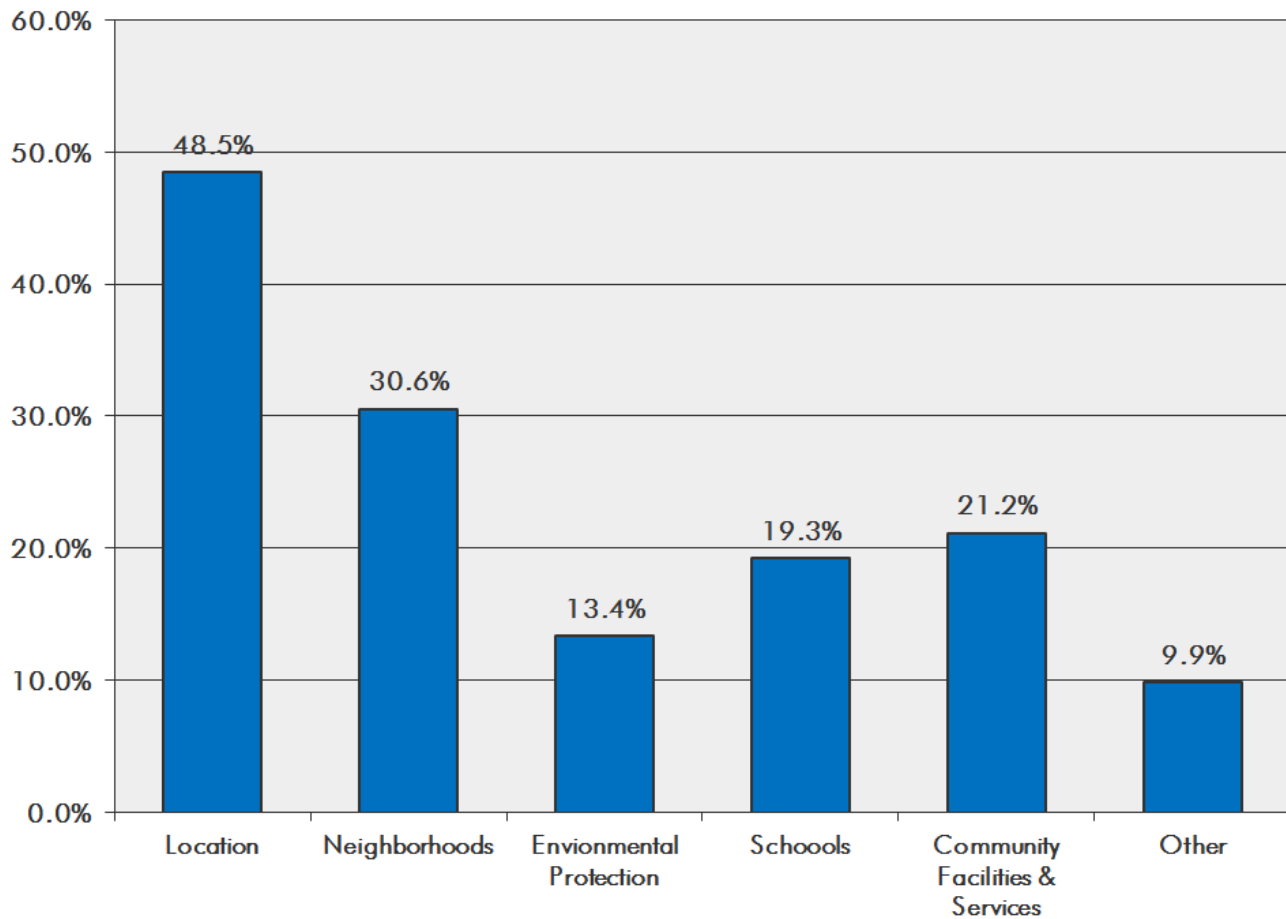


Survey Responses

Quality of Life

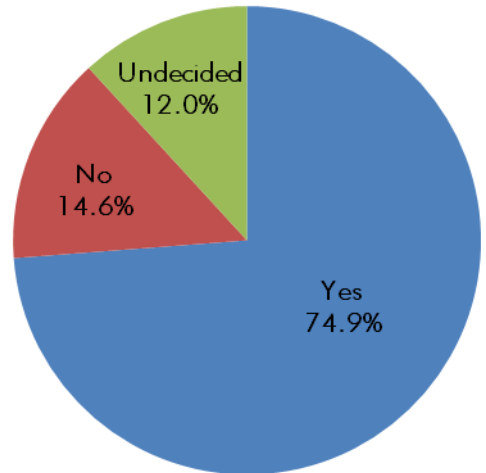
1. What do you like best about living in West Bloomfield Township? *Check one*

Answer Options	Response Percent	Response Count
Location	48.5%	206
Neighborhoods	30.6%	130
Environmental protection	13.4%	57
Schools	19.3%	82
Community facilities & services	21.2%	90
Other	9.9%	42
<i>answered question</i>		425
<i>skipped question</i>		9



2. Are you satisfied with the level of service provided by West Bloomfield Township (Township government, police, fire, parks and recreation, water and sewer, etc.)?

Answer Options	Response Percent	Response Count
Yes	74.9%	319
No	14.6%	62
Undecided	12.0%	51
<i>answered question</i>		<b>426</b>
<i>skipped question</i>		<b>8</b>



3. If you are not satisfied with the level of service provided by West Bloomfield Township, please tell us how it can be improved:

1. I just don't even see where all the \$ goes. We got more for less in Ypsilanti township even with plants closed, a university that paid nothing, and a low tax base.
2. Township should offer a tree limb chipping service.
3. Far too much trash on roadways, streets, berms, lots, etc.
4. Property upkeep and code enforcement.
5. I would like for the Township to do something about the accesibility during the winter. Other towns I have lived in have issued tickets to households if their sidewalks are not shoveled within 24 hrs.
6. Follow through on concerns, return calls. Stop the wbt board infighting. Run the office like a business, not a social club.
7. There could be more activities offered in the township. For example in Birmingham during the summer they have a movie night in a park where people can come witht their families and watch the movie outside. Or there could be more places for families to spend time with each other, both in doors and out doors.
8. listen to the citizens
9. See 2.
10. Roads need upgrading
11. Reduce building restrictions, taxes
12. Especially in this challenging economic environment, the focus should be more on necessities like infrastructure, maintaining what we already have to serve residents and minimizing bureaucracy. Marshbank Park changes may prove to be a poor choice. Also, alienating stressed residents with revenue-generators like excess traffic tickets does little to enhance community spirit.
13. The police department are not easy to deal with.
14. Our sub tried to hire off duty police during the 4th of July to stop illegal fireworks. We jump through every single hoop they held up for us to jump thru. The Township took our money, and on the day of the event, backed out. Eventually, they returned our money. The whole situation was badly handled. There are many seniors living in our sub who are virtual prisoners in their homes during the 4th because of careless and reckless use of illegal fireworks.
15. Sidewalks on main roads
16. Every time I go to the Township Hall it always appears there is extra staff wihout something to do.
17. The stream should be cleaned up and maintained as it used to be.



18. I think the police and fire departments are top notch. I think the library is excellent. I'm very happy to see that we have a local government that is able to work together and treat each other with respect. The previous board in conjunction with Mr. Fleischer in charge, was terrible. I'm so glad to see that we, the voters, were able to make the change and remove them from office.
19. I find the Wetlands Board to be difficult to work with sometimes.
20. I am concerned with the new board that citizens have to question decisions of board members who push contracts and even have a glint of misconduct in the matter of awarding new contracts. As citizens we should not have to worry about the honesty of the boards or question the motives of board members
21. Our part of West Bloomfield is ignored. We are not even on a list to get pathways eventhough traffic is heavy. Boat launch at Bloomer should be closed. West Acres parking lot needs to be expanded and library programs need to be offered there.
22. more roundabouts; West Bloomfield needs a downtown similar to Birmingham; more open green spaces instead of unoccupied office buildings. City needs to reclaim land and create more parks, bike trails, indoor swimming pool, and an ice rink.
23. Please communicate to all residents that outside recreational wood burning is illegal because it is extremely harmful to your health especially if you have asthma, emphysema, COPD, or a heart condition.
24. Better roads, lower water rates
25. bad roads in the subdivision
26. have not lived here long enough to say if I'm satisfied or not
27. I am not satisfied with the taxes I pay. It would be in the best interest of all residents if all employees took pay and benefit cuts the same way we have all had to do so in these times.
28. "Need common city dump area (Beside with sidewalk pickup by Richfield Mgt)
29. See dump area like Troy.
30. Free Senior citizen workout center like Andover road/Bloomfield Twp. or Troy city center Mich.
31. or free access with Bloomfield Twp for w.blmfld resident."
32. It would be nice to be told what action is being taken on a complaint instead of being told someone has been "talked to" numerous times. If they do not comply, what is WB going to do about it?
33. Ask the County to plow the public subdivision roads
34. Allow residents to put a second meter for watering lawns and gardens
35. Snow plow service can use major improvement. My subdivision (101 homes) were almost never plowed. Wind Drift Ponds subdivision. We had to hire our own plow company.
36. "1) We need dual meters so I can split my irrigation from the rest of my water/sewer bill
37. 2) I am very, very displeased with code enforcement -- public perception is that it's purely a revenue generation scheme and code enforcement certainly makes it seem that way"
38. Make these guys more accountable. Time logs regarding when things are submitted and approved need to be established and monitored.
39. Get my street plowed within 48 hours.
40. Stop paying for so much Health Care, pensions, etc. Employees should be contributing as much as those in the private sector.
41. there should be leaf pick up services . Rake leaves to the curb and get them sucked up by a machine .
42. "WB needs to have a system similar to Rochester Hills where you can run, walk or ride you bike along miles of uninterrupted paved sidewalks. This brings more people outside and gives the community and better overall quality of living.
43. Also, with the opening of Henry Ford WB, I feel the traffice is getting out of hand and Maple needs to be widened to 2 lanes each way with a turn lane in the middle. There needs to be another entrance to the hospital other than just Maple."
44. Fix the roads
45. "OUR STREET HAS A HUGE CHUCK HOLE , SCHOOL BUSES & TRUCKS USE OUR STREET AS A THRU STREET & IT IS ALL TORN UP"

46. We could use a little more attention to the condition of the road surfaces . . . . .maybe even impose and enforce an axle weight limit considerably lower than the state's which is the highest in the country!
47. A complaint was filed regarding a hazardous tree in our neighbor's yard and because our neighbor came to the township daily and screamed and hollered, the ruling went in his favor and I now have a bedroom unsafe for my child to sleep in. Unlike him, we follow the rules, we pay our taxes, we are polite and respectful to township employees and yet the case was settled on the recommendations of his one arborist and not our five separate arborist opinions. His son lives there and is a registered sex offender that we have to see daily - we are trying to raise our two girls not to live in fear of everyone but that makes it difficult. We would just like to know that we have rights and that we can protect our children. I know that no one at the township would allow their child to sleep under that leaning hazardous tree at night.
48. Better sidewalks, improved roads
49. more police supervision in Aspen Ridge Condo-some vandalism seen
50. We are not satisfied with the way THEY DID NOT restore our driveway and front yard back to the original condition when they were done installing the sewer system as they had promised in the contract and Jetty Hood personally guaranteed it would be "better". We had to do that ourselves. The culverts were damaged during construction and the water flow stopped and floods our ditches and onto the roads at times. The same thing occurs at the Fortino drain connection at Square Lake road thus creating severe flooding problems in Sylvan Lake instead of it allowing it to flow down the canal.
51. Fix the dog park so there's not a "stream" running through it in wet weather. Pave the parking lot. Make whatever changes needed to keep the park and parking lot dry so you don't have to shut it down. With no fences allowed in most of W B our dogs need access to the park daily. The dog park is the only reason for me to stay living in WB (not that my home is worth much now to sell) I'd like to see the dog park expanded with a seperate area for water play-dig a pond or find land for another park with water access. Other than the residents wealthy enough to live on private lakes, our dogs have no where to swim. We use to go to Bloomer Park until the police (who use to come and enjoy watching our dogs swim) starting coming every day to chase dog swimmers away-taking names, threatening tickets, even confronting people in their cars who had dogs-never seeing the dogs in the water but taking names anyways because the dogs were in the car. What an unbelievable waste of taxpayers' money. My car has been stolen in Detroit, broken into several times, rarely are traffic lights obeyed,etc. and I just marvel that W B police have the time and money to harass dog swimmers. I'm glad we're not Detroit, but the stupid harassment of our not- too- busy police is ridiculous. It takes hours to get a police report from the WB police. How about putting some time into that rather than stupid harassment of responsible dog owners who are careful their dogs don't bother anyone if nearby. I'd also like to see the barn at the dog park put to dog activity use. How about an indoor dog park for inclement weather or people who, for physical disabilities, can't walk the hills at the park or walk on the ice and snow. So much of the year the park is either closed for muddy conditions or so icy that you can't even walk safely across the parking lot. An indoor dog park would be a wonderful place for both dogs whose breeds do not do well in the cold, and also people with disabilities. We like to make everything handicapped accessible, but the dog park is not. It is treacherous to walk the parking lot and impossible for disabled people to walk the hills to clean up after their dogs. Also, let's improve Halsted Rd. Maybe the neighbors like all the pot holes to discourage people from entering their realm, but it's the only way to the dog park and it is destroys our cars.
52. "The safety path through Marshbank Park should have remained opend during construction. A simple fence similar to the one that is being used to keep people out of the park could keep people on the path.
53. The safety path is our route to walk Scotch Elementary and now we are forced to walk in harms way on the berm of the road."
54. also I was not happy with the round abouts that we were told we were getting -never were we asked-you need eyes all around you head when use use them-& peolpe cut you off or pull out in front of you
55. slow trafic on dirt roads
56. updte aging structures, fix roads

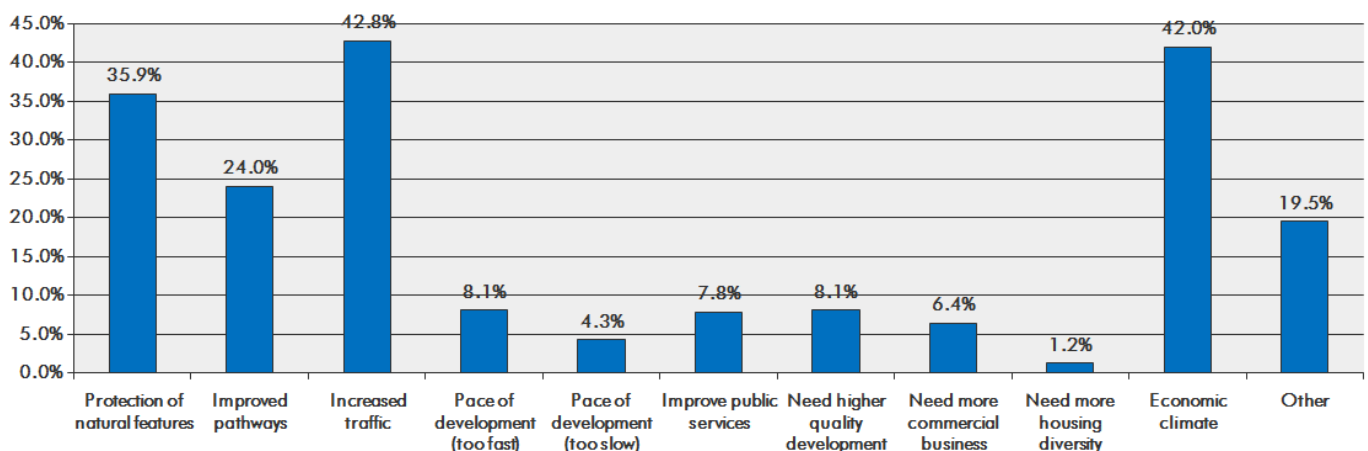


57. Please keep the Family Aquatic Center open and keep offering programs through Parks and Rec and Community Ed.
58. I wish the township would take over the maintenance of the roads like Bloomfield Township has and not leave it up to Oakland County. I live in the Shenandoah Golf and Country Club Estates subdivision and some of the roads are despicable. It's almost impossible to dodge the pot holes on Tequesta and Glen Eagles and grass has been growing on Par Valley Court for years. Oakland County taking care of our subdivision roads is inadequate. They don't have the money and the residents either don't care, can't afford it or don't want to help pay for the repairs. The subdivision roads in Farmington Hills look much better than many of the roads in West Bloomfield. Why can't we do better?
59. Sometimes it is difficult to find the appropriate person to talk with to answer questions. They are not the friendliest at the Township building.
60. I am not a public servant nor do I have experience at running a government. My opinion is uneducated in how to have you behave responsibly and act respectfully of your neighbors.
61. twshp employees need to get a better attitude about budget cuts... Sorry this is not some torture residents cooked up just for wbt employess - everyone is doing with less. So sorry, you 'didn't get paid for working friday' as you phone message said. welcome to our world.
62. above
63. it would be nice to have a downtown area like most other areas that have a population similar to WBTWP.
64. Police could be more helpful. Fire Dept. is excellent. I see Police hiding in parking lots to trap motorists especially elderly.
65. Township needs to elect qualified officials
66. more public services
67. PLEASE GET AFTER THE PEOPLE WHO RENT THESE HOUSES OR THE OWNERS AND LET ME ENJOY MY BACK YARD
68. Re-cycling hazardous waste days could be more frequent and better organized.
69. See comments under question 2.
70. Swimming pool indoor is inadequate.
71. perhaps, diversity training...
72. This department and their inspectors need to start using more common sense when it comes to meeting code. These seem to be completely power hungry individuals, trying to save their jobs, instead of working for the bigger picture, which is people trying to IMPROVE and beautify their homes so as to build a future in this city. Its enough to make our family of 5 on the lake want to leave here.
73. "Expand senior activities
74. -add contra dancing on Friday nights
75. -add more 11 AM dance and senior movement (exercise) classes"
76. High taxes but no trash pick-up or neighborhood road maintenance
77. Township officials need to enforce the codes so that unfinished houses are torn down and are not a blight issue example - Carrachi St off of Farmington Rd south of Maple.
78. Would like to see more paths and walkways, has improved put still aways to go along roadways
79. The roads need to be updated, poor condition
80. Have complained to Building department 3 times on a Incomplete/Abandoned property on Karachi Street. The house has Slate Shingles sitting on roof for almost 4 years, which is safety hazard during high winds, no response from the township to get those shingles off the roof. I have not been able to step into my backyard for last 3 years and cannot let kids play in the backyard as afraid for safety reasons. I have even dropped off pictures at the building office. The house now has fallen off window in the back since last fall, complained about that too. The only response I get that a ticket will be issued, but safety of other residents should also be ensured.
81. Water keeps going up. That seems wrong since consumption keeps going down.

- 82. Fire and police are great. But as a cyclist, I would like to see a dedicated bike lane on the roads, or at the very least, shoulders to ride on. The paths and sidewalks are not suited for road bikes; it is a safety issue for both the riders and the walkers and users of the paths. I can hit speeds of 35+ miles per hour on my bicycle. Do you really want that on a path or side walk?
- 83. See question 2 answers. Also fix the typos in this questionnaire. "Schoools" and "Environmental" don't exactly foster our positive image.
- 84. Residents pay for private snow removal and refuse removal. These should be treated as township services and included in tax bills.
- 85. Listen and respond to residents' needs.
- 86. The bike paths in the northwest part of WB are not complete along Willow Rd. Will all of these ever be connected?
- 87. see above
- 88. To have a better open door policy, public input
- 89. Seniors need a center a building, either dedicated for seniors or made frequently available for senior activities. (Troy-Rochester-Bloomfield Hills & others have senior centers) Need large indoor pool, shallow for lap swims and water aerobics exercise classes

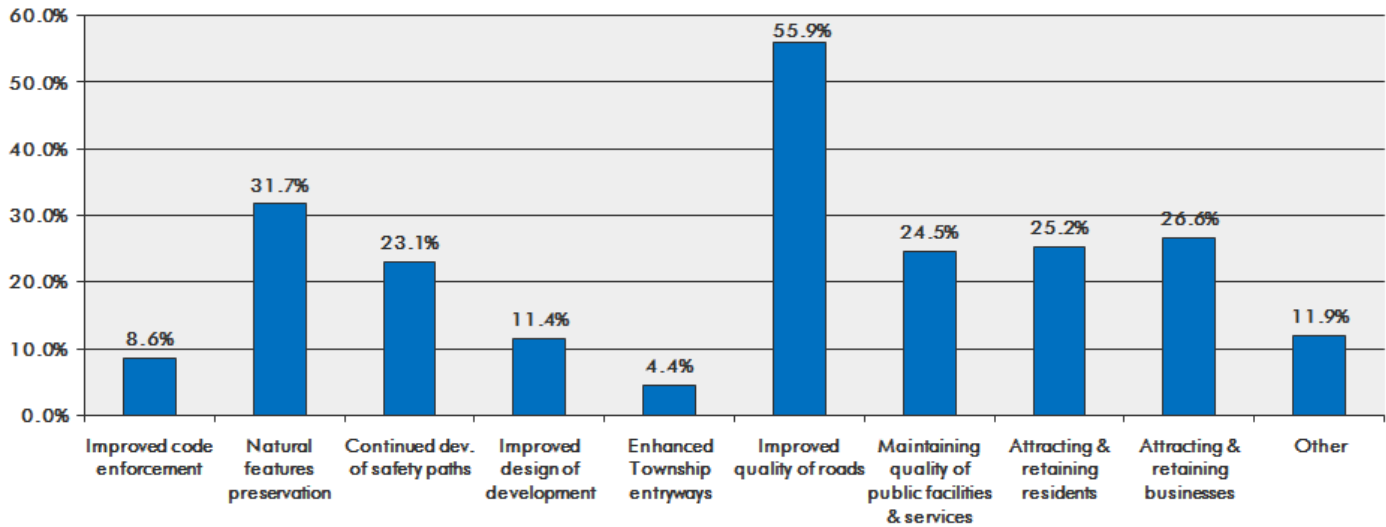
4. What are the most important issues facing West Bloomfield Township today? *Check up to two*

Answer Options	Response Percent	Response Count
Protection of natural features	35.9%	151
Improved pathway system	24.0%	101
Increased traffic	42.8%	180
Pace of development (too fast)	8.1%	34
Pace of development (too slow)	4.3%	18
Improve public services	7.8%	33
Need higher quality development	8.1%	34
Need more commercial business	6.4%	27
Need more housing diversity	1.2%	5
Economic climate	42.0%	177
Other:	19.5%	82
<i>answered question</i>		421
<i>skipped question</i>		13



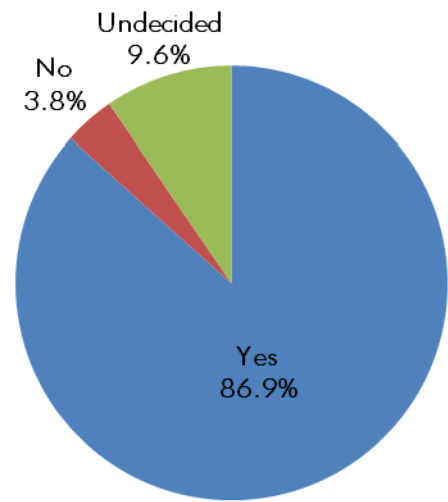
5. What should be the Township's top priorities be in the next 5-10 years? *Check up to two*

Answer Options	Response Percent	Response Count
Improved code enforcement	8.6%	37
Preservation of natural features	31.7%	136
Continued development of the safety path network	23.1%	99
Improved design of development	11.4%	49
Enhanced Township entryways	4.4%	19
<b>Improved quality of roads</b>	<b>55.9%</b>	<b>240</b>
Maintaining quality of public facilities & services	24.5%	105
Attracting & retaining residents	25.2%	108
Attracting & retaining businesses	26.6%	114
Other	11.9%	51
<i>answered question</i>		<b>429</b>
<i>skipped question</i>		<b>5</b>



6. Overall, would you say you are satisfied with the quality of life in West Bloomfield Township?

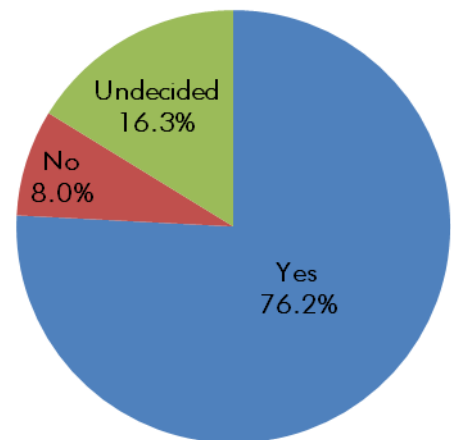
Answer Options	Response Percent	Response Count
Yes	86.9%	370
No	3.8%	16
Undecided	9.6%	41
<i>answered question</i>		426
<i>skipped question</i>		8



Land Use

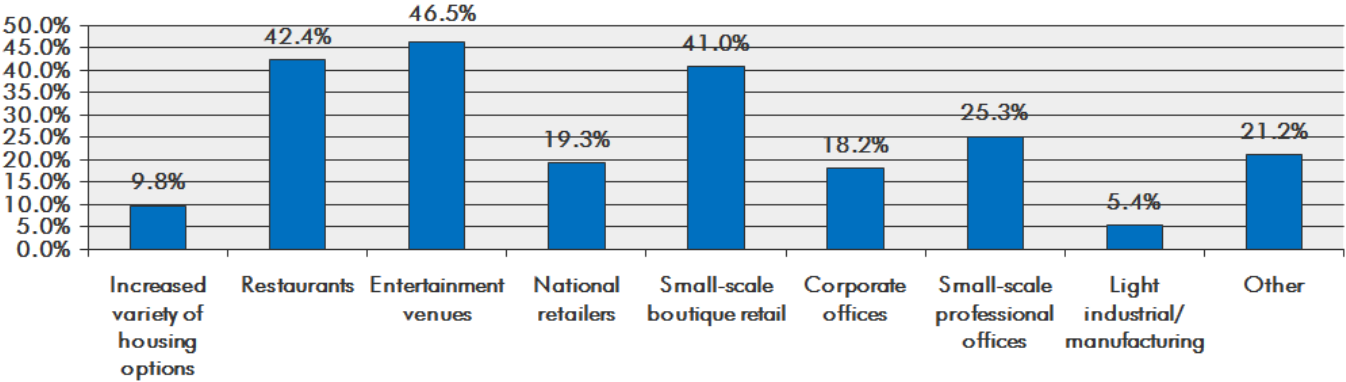
1. Are you satisfied with the types and amount of different land uses provided in West Bloomfield Township?

Answer Options	Response Percent	Response Count
Yes	76.2%	313
No	8.0%	33
Undecided	16.3%	67
<i>answered question</i>		411
<i>skipped question</i>		23



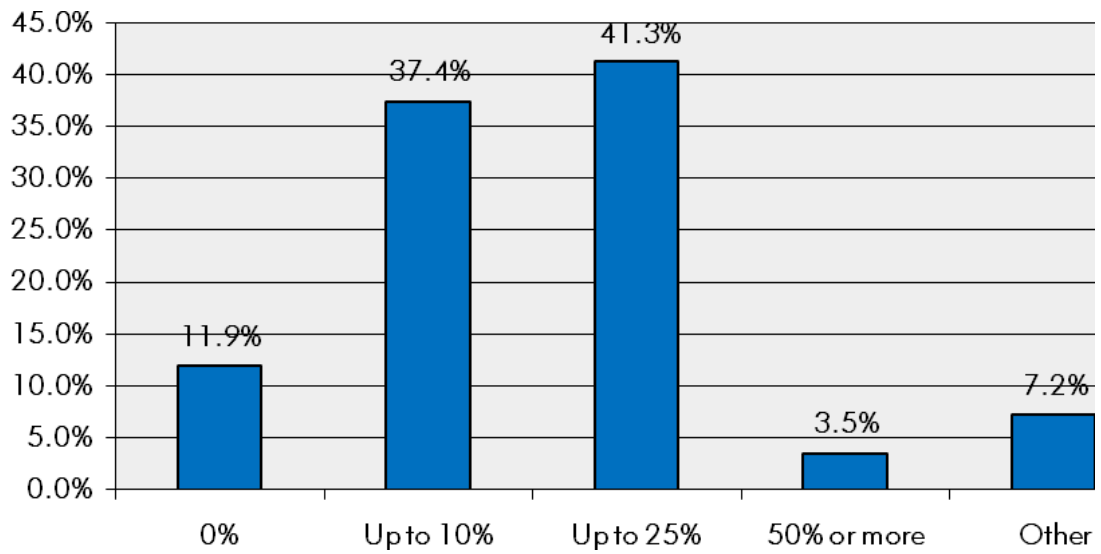
2. What types of uses, if any, would you like to see developed in West Bloomfield Township?  
*Check all that apply*

Answer Options	Response Percent	Response Count
Increased variety of housing options	9.8%	36
Restaurants	42.4%	156
Entertainment venues	46.5%	171
National retailers	19.3%	71
Small-scale boutique retail	41.0%	151
Corporate offices	18.2%	67
Small-scale professional offices	25.3%	93
Light industrial/manufacturing businesses	5.4%	20
Other	21.2%	78
<i>answered question</i>		429
<i>skipped question</i>		5



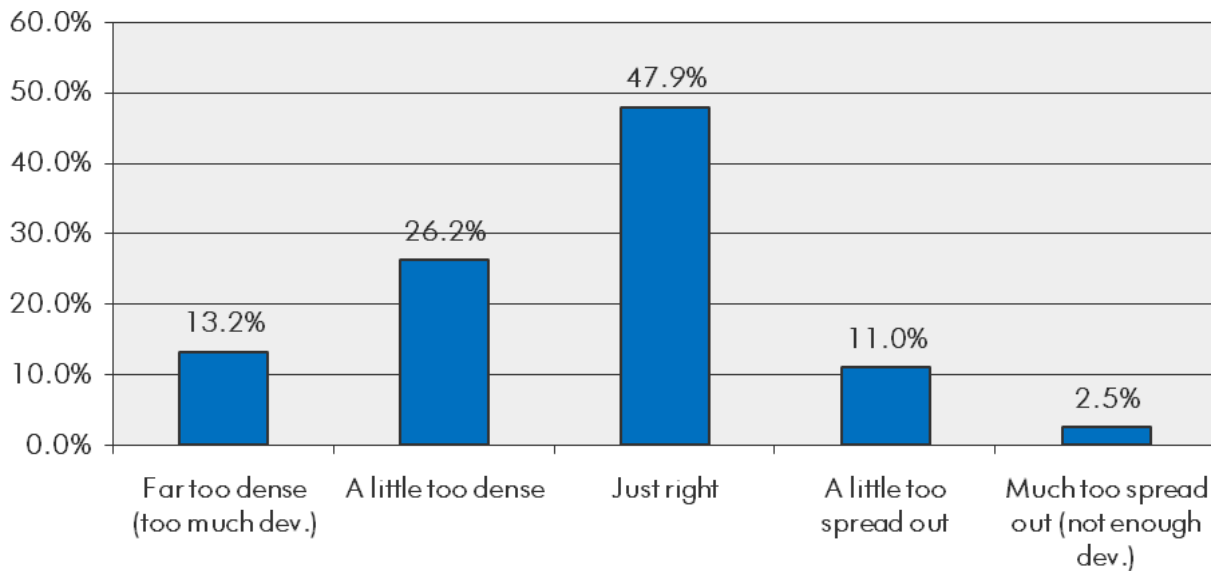
3. Traditionally West Bloomfield has attracted locally-owned businesses and boutiques. What percentage of retail would you like to see being occupied by national chain retailers?

Answer Options	Response Percent	Response Count
0%	11.9%	48
Up to 10%	37.4%	151
Up to 25%	41.3%	167
50% or more	3.5%	14
Other	7.2%	29
<i>answered question</i>		404
<i>skipped question</i>		30



4. Thinking about the density of development in West Bloomfield Township, do you think that development density is:

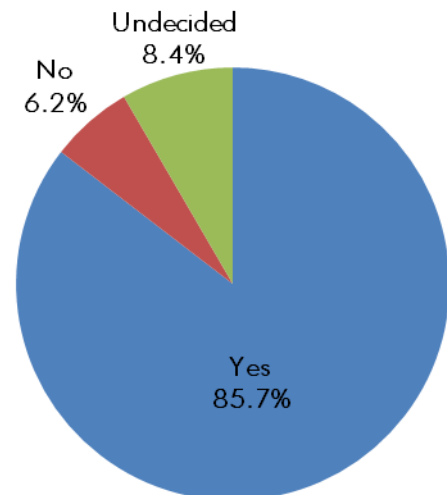
Answer Options	Response Percent	Response Count
Far too dense (too much development)	13.2%	53
A little too dense	26.2%	105
<b>Just right</b>	<b>47.9%</b>	<b>192</b>
A little too spread out	11.0%	44
Much too spread out (not enough development)	2.5%	10
<i>answered question</i>		401
<i>skipped question</i>		33



### Neighborhoods

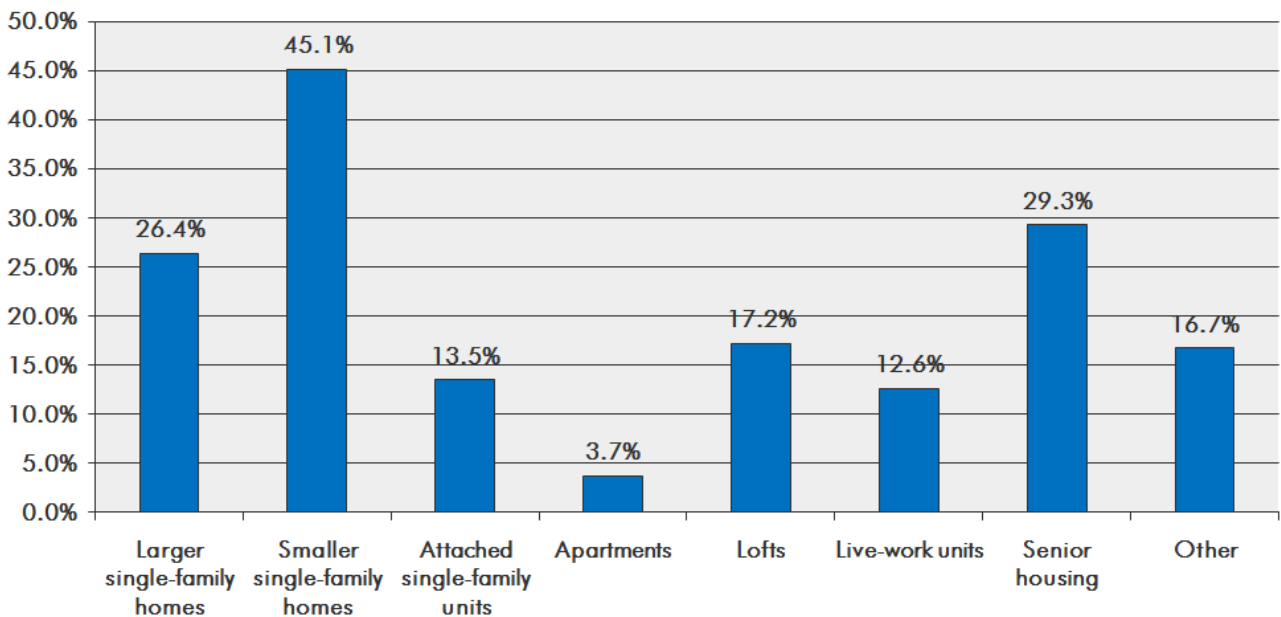
1. Are you satisfied with the variety of housing that is available in West Bloomfield Township?

Answer Options	Response Percent	Response Count
<b>Yes</b>	<b>85.7%</b>	<b>347</b>
No	6.2%	25
Undecided	8.4%	34
<i>answered question</i>		405
<i>skipped question</i>		29



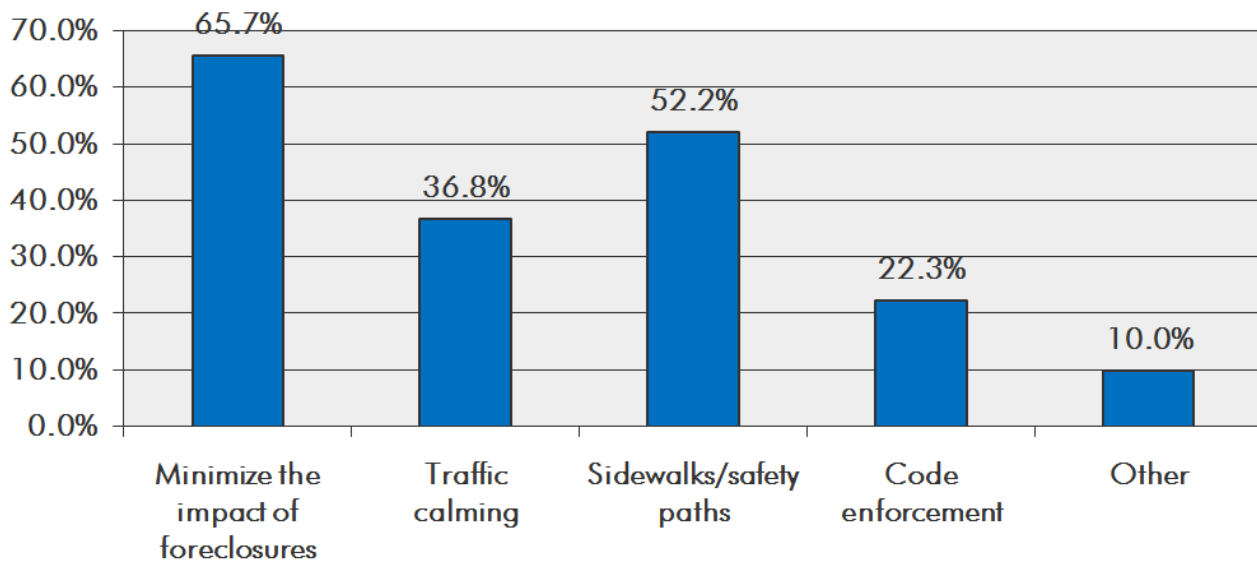
2. What types of housing would you like to see developed in West Bloomfield Township?  
*Check all that apply*

Answer Options	Response Percent	Response Count
Larger single-family homes	26.4%	92
<b>Smaller single-family homes</b>	<b>45.1%</b>	<b>157</b>
Attached single-family units (town homes, row houses, etc.)	13.5%	47
Apartments	3.7%	13
Lofts	17.2%	60
Live-work units	12.6%	44
Senior housing	29.3%	102
Other	16.7%	58
<i>answered question</i>		<b>348</b>
<i>skipped question</i>		<b>86</b>



3. What should be the Township's top priorities for neighborhoods? *Check up to two*

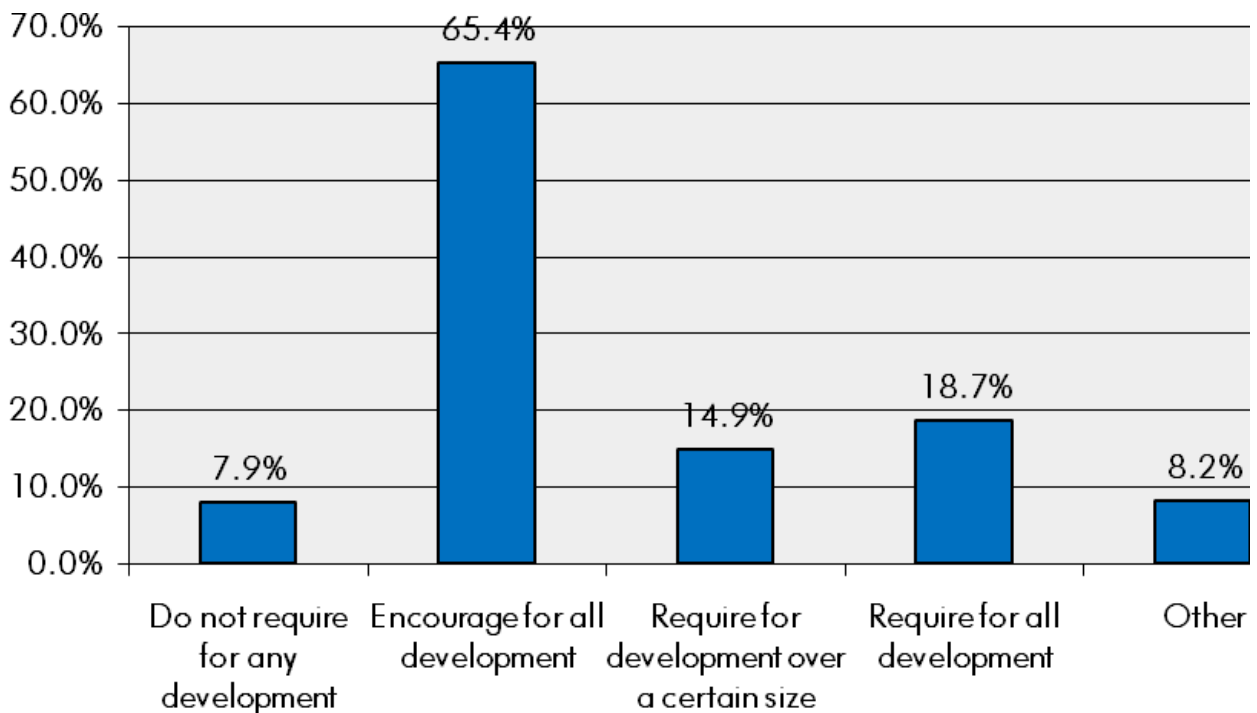
Answer Options	Response Percent	Response Count
Minimize the impact of foreclosed properties	65.7%	268
Traffic calming (slowing down traffic)	36.8%	150
Sidewalks/safety paths	52.2%	213
Code enforcement	22.3%	91
Other	10.0%	41
<i>answered question</i>		408
<i>skipped question</i>		26



Environment

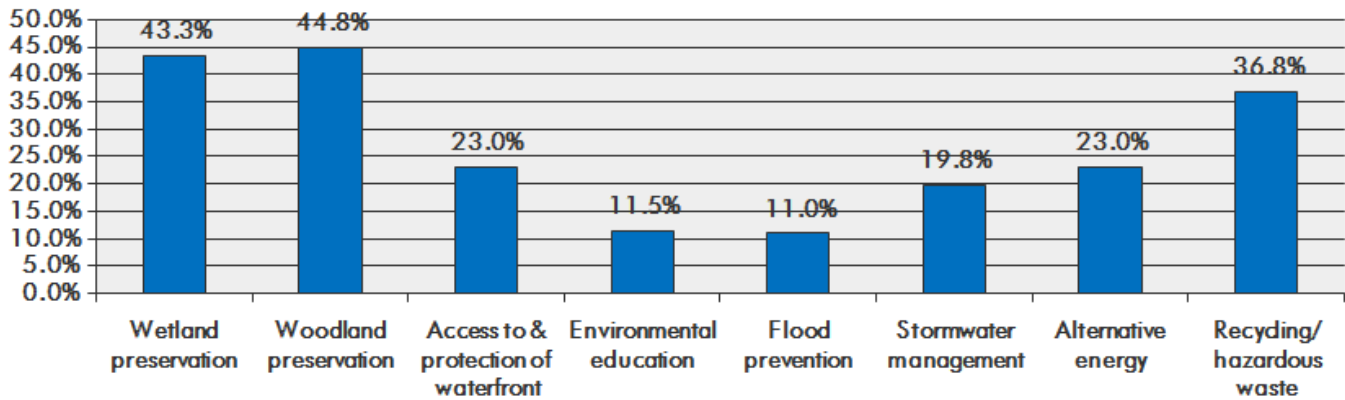
1. The Township supports the concept of sustainable development, which is the efficient use of land and resources. When reviewing plans for development, how active should West Bloomfield be in requiring use of sustainable design features (such as LEED, porous paving surfaces, green roofs, use of alternative energy, etc.)?

Answer Options	Response Percent	Response Count
Do not require for any development	7.9%	31
<b>Encourage for all development</b>	<b>65.4%</b>	<b>255</b>
Require for development over a certain size	14.9%	58
Require for all development	18.7%	73
Other	8.2%	32
<i>answered question</i>		<b>390</b>
<i>skipped question</i>		<b>44</b>



2. What should be the Township's top priorities for the environment? *Check up to two*

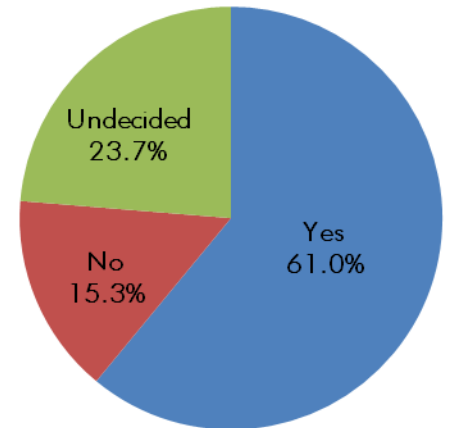
Answer Options	Response Percent	Response Count
Wetland preservation	43.3%	173
Woodland preservation	44.8%	179
Access to and protection of waterfront	23.0%	92
Environmental education	11.5%	46
Flood prevention	11.0%	44
Stormwater management	19.8%	79
Alternative energy	23.0%	92
Recycling/household hazardous waste	36.8%	147
Other		19
<i>answered question</i>		400
<i>skipped question</i>		34



## Economic Development

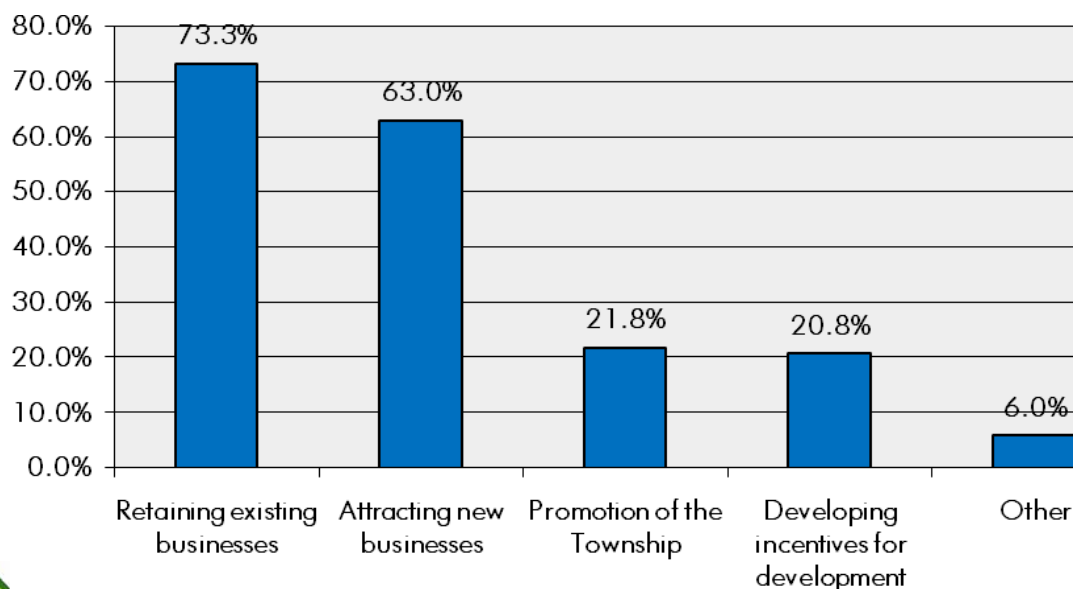
- The Township is investigating the development of a Corridor Improvement Authority (CIA) which would allow the Orchard Lake Road Corridor from 14 Mile to north of Maple Road to capture future increases in tax revenue and spent within the authority for public improvements such as streetscape, parking, and street improvements. Based on this information would you be supportive of the development of a CIA in this location?

Answer Options	Response Percent	Response Count
Yes	61.0%	247
No	15.3%	62
Undecided	23.7%	96
<i>answered question</i>		405
<i>skipped question</i>		29



- What should be the Township's top priorities for economic development? *Check up to two*

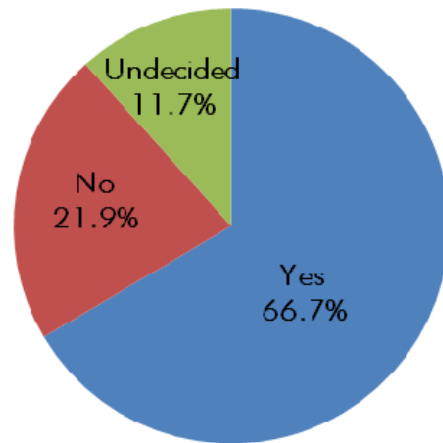
Answer Options	Response Percent	Response Count
Retaining existing businesses	73.3%	293
Attracting new businesses	63.0%	252
Promotion of the Township	21.8%	87
Developing incentives for development	20.8%	83
Other	6.0%	24
<i>answered question</i>		400
<i>skipped question</i>		34



Transportation

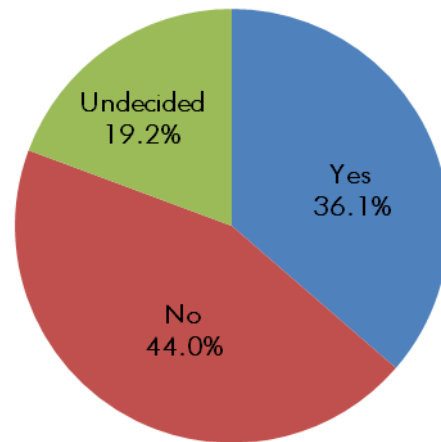
1. Based on your experience with the roundabouts in West Bloomfield, are you generally in favor of the development of future roundabouts in the Township?

Answer Options	Response Percent	Response Count
Yes	66.7%	268
No	21.9%	88
Undecided	11.7%	47
<i>answered question</i>		405
<i>skipped question</i>		29



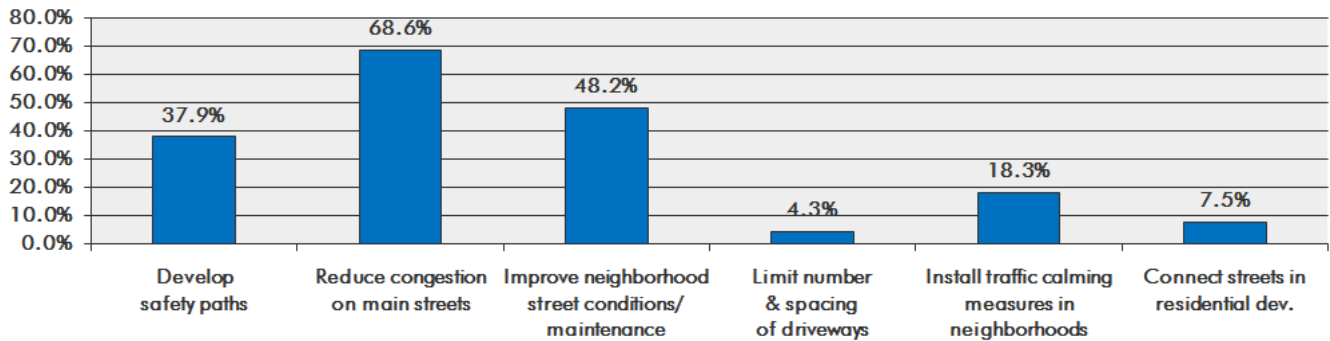
2. Are you in favor of the construction of a roundabout specifically at the Orchard Lake and Maple Road intersection?

Answer Options	Response Percent	Response Count
Yes	36.1%	147
No	44.0%	179
Undecided	19.2%	78
<i>answered question</i>		405
<i>skipped question</i>		29



3. What should be the Township's top priorities for transportation? *Check up to two*

Answer Options	Response Percent	Response Count
Develop safety paths	37.9%	151
Reduce congestion on main streets (Orchard Lake, Maple, Haggerty, etc.)	68.6%	273
Improve neighborhood street conditions/maintenance	48.2%	192
Limit the number and spacing of driveways to improve circulation	4.3%	17
Install traffic calming measures (slowing down traffic) in neighborhoods	18.3%	73
Connect streets in residential developments	7.5%	30
Other		46
<i>answered question</i>		<b>398</b>
<i>skipped question</i>		<b>36</b>



## Anything Else?

Please use the space below to provide us with any other comments that you feel will be helpful in the development of the Master Plan update.

1. "We must limit the number of drug store and gas stations along our roads, they look cheap and usually are poor at maintaining their businesses appearance. I'd also like to see something happen to encourage foot traffic along Orchard Lake Road. We need some kind of street fair.
2. Our schools made West Bloomfield what it is. The infusion of younger families and more diverse families will help enrollment. But a close eye must be kept on our neighborhoods to ensure that the high standards the housing is upheld."
3. Currently, the township does not promote/encourage diversity among its residents. Farmington Hills has adopted measures, developed a multicultural task force to make all residents from different backgrounds feel welcome (e.g. front porch parties). West Bloomfield is silent as to diversity, despite the fact there is a lot of diversity in the township. Sidewalks in neighborhoods allows for more community engagement, developing playscapes/common areas in subdivisions also promotes inclusion. If the township wants to maintain and attract new residents and remain a "top" place to live in MI (Money magazine 2006), it must actively attract and welcome people from all backgrounds. Having lived in Ann Arbor for 7 years, I find many similarities btwn the township and A2, except for the lack of a downtown area and non-existent diversity initiatives/opportunities.
4. Cut down on the grandious plans. We never should waste millions on blvds and stick to function.
5. We need more designers and fewer lawyers on the various boards, especially the planning and wetlands board. The red tape and silt fencing has made development in this township very ugly. West Bloomfield needs development that enhances the quality of life and beautifies our environment.
6. it would be nice to have a community center with a pool, health club, etc like canton has. its really nice there. i think it would be something to study. thanks
7. The Township has too many regulatory boards. This creates an environment that stunts growth and is cumbersome for both residential and commercial development.
8. WB Township needs to find creative, experienced city planner/consultants to develop innovative forward looking design concept to present to developer. Township can no longer just wait for developer to come forward with more of the same strip mall big box shopping. West Bloomfield has a unique situation on Orchard Lake Road and Haggerty Road. How the Township handles these development will decide our future. Let us not make no more mistakes like the rejection of the Northwestern Hwy in the 1970's. The Residential only concept is fine for the few with the mansion that only care about not paying more taxes. The only reason their taxes are high is because they live in a million dollar house. As a middle class home owner i find my taxes quite reasonable. However I would like to have and improved level of municipal services. For example, we need single hauler waste collection that I know is environmentally sound and not just the low ball bidder who we don't know for sure what type land fill they use or if the recycling/yard waste is truly Green. West Bloomfield as it currently exists on exists to assess property, issue building permits and collect property taxes. P&R and the library offer excellent service but as a township they operate with redundant administrative costs that as a city could be economized. It is time for West Bloomfield to look at its entire reason for being and creates the institutional infrastructure that meets our needs going forward.
9. West Bloomfield is an excellent community, and we need to keep working to make it better. It can bve a real star and we can make it so. Thanks
10. We must remain diligent in our efforts to continually improve the township.
11. "Allow for more public use of the area lakes for swimming
12. More public tennis courts with a sign up system on line"

13. I am very concerned about the lack of public transportation and taxi services in West Bloomfield. It would be nice to see a partnership with schools and community agencies to promote usage and help advocate for useful schedules and routes, within the limitations of the SMART system.
14. I understand that there is a movement to develop a downtown area for West Bloomfield on Orchard Lake Road. I do not see how this can be done, given that Orchard Lake Road is such a major street. Birmingham and Royal Oak have successful downtown areas because they chose to build them on secondary streets and not on a major street like Woodward Ave. If West Bloomfield wants a downtown area, it certainly should not be on Orchard Lake Rd. Troy does not have a downtown, and Novi's attempt at creating one has not succeeded. West Bloomfield is a township, not a city, so a downtown area for a township seems a bit weird, and I worry about whether creating one would work.
15. "We love the West Bloomfield library.
16. We would be in favor of downsizing the police and fire department to help balance the budget."
17. It would be wonderful to have a "downtown" area. Roads need attention. West Bloomfield should have its own personality and not be overrun by "National chains" and big box stores. Attending to its natural attributes and protecting them should be a priority.
18. The township should not attempt to be everything to everyone. The township is surrounded by all forms of housing. High-density, low-income housing within the township will only bring down property values and should be opposed.
19. I think drainage is a big problem in some areas. That should be addressed. I think some community gatherings to talk about where we should be going would be very important. People build on other people's thoughts and a lot of good could come out of such meetings. Please don't do what the RCOC does and present a plan that is already too far along for people to think their ideas could be received. Also, have you thought about sending this survey out with the next Parks and Recreation brochure. That goes to the whole township, as opposed to other forms of "advertising." I use the internet a lot, but I rarely check the township site, so how would I know to fill out the survey. I imagine many older people don't even have internet, or know how to use it -- although many do, of course.
20. We need affordable, dependable public transportation in the township. What good are businesses if the people can't get there to shop, or get there to work? You need to increase volunteer opportunities to make up for the declining revenue from property taxes.
21. Please fix the major pot hole section on Orchard Lake Rd between Walnut Lake & Lone Pine. That road is awful & looks so bad for such a pretty township.
22. The traffic in WB has to be addressed...it is daunting to go towards or on OL - does not make for a friendly environment. I try to shop other places as to avoid the congestion even though there are shops I do like on OL. I don't have answers and would the merchants to stay but dealing with the heavy volume turns me off. What has happened to the restaurants in this area - so many have left?
23. Code enforcement poor, need better traffic enforcement at stop signs.
24. West Bloomfield includes more than Orchard Lake Road and West Bloomfield Schools. Include residents on the "outskirts" and those in Walled Lake Schools as equal members of the township.
25. After this garbage hauling business I do not know if I trust any changes to the Master Plan update
26. Maintaining a vital and dynamic Parks and Rec organization, and maintaining the public facilities such as the Aquatic Center should be a priority as well. The library system should continue to be at the top of the list. I'd also like to see public places have wifi.
27. "Maintenance of safety paths is important as well and I love the safety paths. They are a great improvement. Let's use less cars and walk or ride bikes more!!!!
  
28. I live off of Cass Lake. I am concerned that we will not have patrols on the lake anymore from the Sheriff's office, especially since Marshbank will now be providing access for kayaks and canoes. How do you prevent motor boats from using the launch and we will have no monitoring for the slower craft versus the speed craft. I am concerned for the safety of canoers and kayakers."



29. Please develop and enforce and aggressively enforce an excessive noise policy. Loud car stereos and noisy house parties are becoming far too commonplace, and will drive us out, if unchecked by the Township.  
Thank you.
30. Thank you for the opportunity to voice my opinions! Keep up the good work.
31. I hope your Master plan includes more green spaces and a downtown for West Bloomfield.
32. Thanks for asking for my comments. I wish to have a safe and healthy city to raise my family in!
33. "One of the reasons, in past years, that I loved my area in W. Blmfld was the scenic beauty of natural trees - aesthetics.
34. Now most of these have been uprooted due to development - no longer soothing to the eye."
35. "Municipalities as well as county, state and federal governments need to stop looking for ways to spend us into oblivion. It is time for all governments to become fiscally responsible to it's constituents and spend only the on the necessities of public safety, etc.
36. The citizens have been over taxed for too long and need a break from over bearing governments that survive to tax and spend."
37. The city should maintain a balance between the remote and green image that was so attractive to the people in the past and modern, urban environment that is required nowadays to keep it attractive. Pathways for cyclists, connected nature trails, safe pedestrian crossings should be given a priority. At the same time, the area of Orchard Lake b/w 14 and Maple can be transformed into more business-oriented center. A downtown type of a development on Orchard Lake at Haggerty would be huge plus.
38. I do not like the roundabouts and would object to the installation of any additional ones in the township.
39. I would like to be notified about meetings that deal with this subject
40. Traffic flow is terrible and the streets (orchard lake) needs to be repaired now.....You need to pave more north south access streets or enlarge existing ones...Haggerty road is a mess!!!
41. You didn't mention schools other than to provide it as a choice in the question about what I like best about WB. At one time I would have checked schools without hesitation. But I am afraid a bad decision was made when administration opted for schools of choice to maintain student population as opposed to closing schools and consolidating. This gave our schools a negative reputation, and WB is no longer considered a desirable destination for people with children who are househunting. I know this because I have two adult married children who grew up in WB schools who have recently purchased homes in WB but deliberately NOT in the WB school district. This affects our kids, our property values, and the quality of WB life in general.
42. None
43. Simply maintain and continuously improve what we have.
44. Don't turn us into another Southfield. Preserve all our remaining greenfields/woodlands. Discourage transient traffic that "just passes through".
45. West Bloomfield is a great place to live!!!
46. We really enjoy the parks, nature center and the library. Please continue to support these programs.
47. "Do not sacrifice PD and Fire
48. I know this is a Planner's tool...but without them, we are in trouble"
49. After living here for five years following many years of living in other large metropolitan suburbs (minneapolis and Indianapolis) I find it troubling that development efforts, permits, approvals are vastly impeding progress in this community. I have never seen so many hoops, boards and processes required before anything can be built/improved or developed here. I'm sure the set up means well and has served a purpose in protecting some of the natural environment, but individuals involved and approaches taken seem to go way too far and often borders on abuse of authority. I'm not a developer but I have observed meetings and naturally am interested in progress here and often I'm amazed that anyone would every want to start a business or build one here with all the obstacles in the way.
50. For me, anything done to make commuting to and from work, during the rush hour more difficult, would be a huge negative for me. I am for maintaining our roads, not changing them. When the water main broke

by the Mobil station at Northwestern Highway and Orchard Lake road a couple of years ago, by commute went from 15 minutes to 1 hour and 15 minutes!! This created so much unnecessary stress. Consequently, I am against the redevelopment of Orchard Lake Road (as I have indicated). Keep it paved, and the side driveways free of pot holes the size of small cities, and I would be happy. Thank you for providing this survey and for listening to our responses.

51. "The top priorities for the Township should be (in order) Police and Fire Protection, Education, Public Infrastructure
52. Limiting the expansion of government, in fact make it a goal to reduce government budget, personnel and Township taxes. It has to start somewhere!"
53. I live on Middle Straights Lake, and our sub owns a lake lot on the North side of the lake. It used to be a great place to swim and relax, but now we have boaters from the neighborhood anchoring to the shore, or just off the shore, with permanent anchors noted by floating balls. They zip in and out with skiiers and towers in tow, and they disrupt what was once a nice swimming area. Aren't there any regulations against using lots designated for neighborhood use, those without docks, from having boating activities so close to shore. If so, I'd like to see the regulation enforced. This is an accident waiting to happen.
54. Continuing to have an outstanding school system is critical.
55. As aforementioned, the intersection of Orchard Lake/14 Mile Rd./Northwestern is the cause of much congestion and stoppage of traffic. I live 1/4 mile west of Orchard Lake Rd. and drive to Haggerty to do most of my shopping to avoid the traffic at the above intersection.
56. Your board has wrecked our neighborhood by allowing variances in setbacks. Currently there is a house fill with raccoons, rodents and whatever and a mud driveway. This house was permitted to do what ever they wished because the owner just took on the attitude that he was going to do what he wanted and the devil be damned. Now that he is gone...and his ex-wife is living there....things have really gone South....and you guys know about it and continue to sit on your hands. None of us can figure out why ???
57. When businesses have shortages of money, we are required to cut expenses and redefine our business model. When government (the township) has a shortage of money, they cut services. You have it backwards. You need to cut expenses, not people and services, and constantly raising taxes will make me move.
58. I would like to see incentives offered to current business owners who have been in WB for the long haul. Great if we can generate more revenue by having new businesses come in due to incentives but don't forget the tried and true folks who have been here forever.
59. Need to develop adequate sidewalks and maintaint he existing sidewalks - so that WB becomes a family friendly neighborhood, where kids can ride bikes and folks can walk jog. Stop foreclosures,so that values of houses can go up and WB can be a sought after township. Remove eyesores - for eg the undeveloped houses on 15 and Farmington. Have a neighborhood watch system to improve safety. Conduct focus groups of residents so that trustees and elected officials speak our language. Have a meet and greet or coffee session with the township supervisor, treasurer, clerk trustees atleast once a quarter. Publish a newsletter - often news items related to the township are known after we read it in the Spinal column.
60. As a cost saving measure, the township should bring the co-pays of government employees inline with the private sector for medical and dental.
61. "West Bloomfield lacks the cohesiveness of a real community. It is particularly unattractive. The plaza where Plum Market is is refreshing, and looks much better, but there is still nowhere for people to gather, walk, and not be overwhelmed by traffic. Walking the paths along the main roads is not always pleasant, especially when you have to cross the busy intersections. Thought should be given to pedestrian bridges or tunnels, so that pedestrians don't have to cross the streets.
62. There should be better standards for new building, so that the buildings are not so ugly and diverse."
63. "Maintain what we have
64. update water, sewer, drainage etc. facilities"
65. We need a cool downtown in WB



66. "Try to merge services with surrounding communities to save money.
67. Be reasonable in your zoning requirements and building requirements so we will encourage more development and your residents will be happier if they have more flexibility to improve their property."
68. As an Oakland County resident for over 20 years, I have just recently moved to the West Bloomfield Township area and have found this to be one of the best locations in Oakland County. I am very satisfied with the school district and the city services, including snow removal and police services as well as the accessibility of the grocery stores and retail stores within the area. One area of improvement would be the roundabouts on Maple in the area. Traffic is consistently congested on Orchard Lake and even with the most recent construction, there seems to be an opportunity for improvement. Overall, I am very happy with being a resident of West Bloomfield Township and feel that my tax dollars are spent wisely.
69. I am anxious to get bike paths in along Middlebelt between Maple and Walnut--it's startling to see high school kids walking along Middlebelt, and unsafe for the kids and drivers.
70. We moved in to West Bloomfield 3 years ago and could not be happier. As a female, I feel safe in the neighborhoods, shopping plazas, etc. We like that some of the schools are in the neighborhoods. Our township is clean, safe, and has good access to freeways, shopping, etc. The only thing that I would like to know more about are the various options available to township residents.
71. "Orchard Lake Road should be made into a blvd. like 12 Mile Road. Since there is no ""downtown"" for West Bloomfield at least the ""corridor"" would be more pleasant to drive down.
72. The path along Middlebelt should be extended from Walnut Lake Road to Maple Road providing a safe walk all the way to 14 Mile Road.
73. Older subdivision's roads need to be fixed... for safety of pedestrians as well as autos."
74. Can you post the Master Plan Updates on the web site prior to voting on them so residents know what's being discussed sufficiently in advance as to be able to comment on it either electronically or at an open meeting???
75. Develop a more organized, less chaotic plan for hazardous waste day.
76. Just a note that I love living in West Bloomfield. I have had ample opportunity to move outside of the State, (and in fact moved back here after living in Washington, D.C. for 5 years) and would not live anywhere else. The schools, the retail stores, the library, the beautiful pathways, the restaurants, and the diverse population all contribute to making West Bloomfield the premier community in Michigan and elsewhere. My hope is that the township leadership will be able to maintain the high quality of living in the midst of declining economic resources. Keep up the good work!
77. "Publish the results of the survey and township priorities. As you address each issue send a post card or establish an email list to let the public know what is to be discussed. My last suggestion is to do this work without in-fighting and individual decision making. Keep everything transparent. I thought the voters made it quit clear with the election results that this kind of behavior is uncalled for and an embarrassment to the township.
78. Thank you for soliciting my input."
79. "Make sure all is attractive. The roundabouts at Drake and Farmington look ugly. They should have grass and or flowers, Bushes etc. to make it attractive. Right now they are weeds. This is unacceptable for West Bloomfield.
80. If you are to have a master plan it should include all of West Bloomfield, not just Orchard lake rd. We have to strive to be the best in all areas."
81. I would like to see a small, efficient local government with a master plan that reflects that description. We here in Michigan are experiencing tough economic times. As mentioned earlier, I feel we need a "rainy day" fund. The schools need help and have asked for money. But the schools and our local government must be willing to cut "out the fat," lead by example by listing how and where they will save hard earned tax dollars and be more proactive with saving money when they can. I support our schools but have seen nothing that says they are making cuts or even looking to make cuts. Everyone can tighten their belts.

82. These should be a major focus on the support and improvement of the schools. Without good schools we have nothing to offer.
83. I'm not sure if West Bloomfield has any say about the corner of Northwestern and 14 Mile power station. It is unsightly and I think it is need of beautification.
84. If you're looking for revenue--look to drivers going through red lights in major intersections, turning right on a corner (with a "No turn on Red" specifically posted), passing in a no-pass zone (drivers passing over double yellow line), drivers using the merge lane as a passing lane.
85. Do not like the amount of traffic we now have, don't know what can be done to lessen the amount, stop light coordination and roundabouts to keep it flowing. Any green energy usage is highly desirable.
86. My lawn is always drenched. My dog run turns into complete mud. Our house is a bit lower than our neighbors so we get all the water. Our basement floods with great regularity. For homes like ours there should be some way the township can help with this very serious water problem we have.
87. I am hoping the master plan is at least five years out for planning
88. ask the public what they want due not just due it like the roundabouts- like the one at Drake which has coast alot of money to be re-done because of walkways which should have been thought of before hand
89. Haggerty Road north of Pontiac Trail should be at least 3 lanes with a center turn lane all the way to Richardson Road to improve traffic flow. Should coordinate with Commerce Township on connecting or continuing safety paths along Richardson to Union Lake Road and north along Union Lake Road (bike and pedestrian traffic is hazardous through that area).
90. As a West Bloomfield resident raising a family, we would love to see the continued development of safety paths and sidewalks in our township. Just as importantly, we would like to see the physical aesthetics of our township continue to be maintained and improved. The improvements made at the Old Orchard Mall (Plum Market, etc.) are beautiful. However, we still have eyesores like the Amoco at the corner of 15 and Orchard, the Kmart at 14 Mile and Orchard, and others along Northwestern Highway (some of those might be Farmington Hills). For the most part, the township looks good, but there are still some older structures that need repair and/or facelifts. We have always loved the idea of a 'downtown' atmosphere, with pretty boulevards, etc. in the 15 Mile/Orchard Lake corridor, but wonder if it will ever actually happen and how much it could cost the residents.
91. "Concentrate mainly on improving the quality of life in WB.
92. Better schools/roads and creating a local quality ""downtown"" area with small exclusive shops/restaurants, while maintaining and improving the residential neighborhoods.
93. If this is done, WB would become again a desirable place to live."
94. No new taxes
95. I love living in West Bloomfield. While I know development happens, I have been sad to see the township lose its woodlands and wetlands since we moved out here 23 years ago. It was part of its charm. I would hope you would do all you can to preserve what is now left.
96. "Emphasis should be placed upon the condition of the subdivisions/neighborhoods and enforcement of the existing codes and ordinances. Many of the homes are over thirty years old and are falling into disrepair which affects the value of the surrounding properties. Foreclosures and rental properties will become more of a problem as time goes on. We must impress upon residential tenants that they are citizens of WBT and as such have certain responsibilities.
97. Furthermore, subdivision streets are in poor condition and over 30 years old. The RCOC does not repair or repave them sufficiently and the road condition further diminishes the value of the property. In many cases the subdivision can not afford to improve their streets and the deterioration only becomes worse. With the money spent for one roundabout how many miles of subdivision roads could be paved. Perhaps the Board of Trustees needs to ask that question of the RCOC.
98. We need to upgrade the facilities, buildings, and roads that are in existence, rather than spending time, money and ""studies"" on grandiose schemes and projects that do little to maintain the appearance and



value of the existing commercial and residential properties. The residents of WBT vote for the leaders, the developers and landlords do not.

99. Although I do not know all of the details or reasons for changing the Master Plan, from what I can tell I do not see any reason to tamper with it. It is more important to deal with the existing problems than to fiddle with something that appears to be working. Until I know more about the reason for changing it, that is my view."
100. I said previously that WB should work on attracting young families. A way to do this is to build up our downtown and keep top notch schools. We need to continue to have a township where people feel safe as well. I think that we should bring in more entertainment downtown maybe a small theater and more shopping like Birmingham or Novi. I'm thinking the theater could replace the old cadillac dealership. This would bring in more revenue in the long run for WB
101. Make Orchard Lake a blvd with Michigan turns, it should reduce accidents
102. keep up the good work
103. Encourage the development of public transportation. This would reduce the necessity of automobile usage. Buses to neighborhood shopping centers on specific days would be helpful to residents of senior housing.
104. seems like you spent a lot of time writing questions to get answers supporting an environmental agenda
105. West Bloomfield is a great place to live. It is important to preserve the things that people value most about it: schools, environment and neighborhoods. More economic development is also nice, but not at the expense of quality of life issues.
106. Under quality of life regarding community services, it would be nice to have special events for seniors (55+) occur on Saturday's as well as Sunday's.
107. "1. Quit wasting time trying to fix things that are not broken. Case in point, garbage P/U we are happy the way it is.
108. Find out how to promote community with meaningful summer festivals, celebrations, etc.. that will, over time draw people to the area.
109. This Twp. will never be a Royal Oak or Ferndale. It was developed as a bedroom community. Fix what you can, improve what you can. Don't try to re-make us into something we can't be.
110. The garbage controversy smells like someone's personal agenda & is comparable to corruption in Detroit. Stop trying to ram it down our throats."
111. "1. Subdivision Road repaving not covered by taxes? on the east coast our homeowners assoc. was a special taxing district so we could deduct (as a tax) the cost of our road repaving. At \$8,500 a household in my subdivision this was a huge, unplanned expense. Can the Township do something about this?
112. Bring public employees salaries & benefits in line with the private sector!!!"
113. I'VE LIVED IN WB MY ENTIRE LIFE. I'VE BEEN WATCHING THIS TOWNSHIP DECREASE IN IT'S BEAUTY, RESPECT AND PRIDE OVER THE YEARS. WE NEED TO BRING WB BACK TO WHAT IT ONCE WAS.
114. Continue to maintain our quality library and programs such as WB Collation
115. You really need to develop an adult/senior center with exercise classes and theraputic heated pool to compete with Troy or Bloomfield Hills. When summer comes, all the adults are displaced to make room for all the kids.
116. I have lived here since 1963 (less 8 yrs in Dearborn). The out of control development of the past and lack of a master plan for more of a downtown setting has pretty much ruined the country like setting of the old days. I miss the cider mills and the open land. Too bad W.B wasn't developed better. It seems as though certain developers don't care about the setting as long as there is a buck to be made.
117. Due to cuts in school budgets, what is the township prepared to do to help maintain the services in jeopardy of being cut?????
118. A wonderful place to live with wonderful schools and community/public services. We are an upper-middle class family with 3 young children who enjoy our life on a beautiful lake in West Bloomfield. It would be nice to enjoy a few more local restaurants (aside from the Orchard Lake "strip") and find a way to enjoy a "downtown" feeling somewhere, though we are willing to sacrific that for our life on the water. However,

while we are in favor of residential building codes and desire to live in a township where housing is upscale and attractive, we feel that the Building Department is the single entity that would cause us to leave this city and build a future elsewhere. This is simply due to the attitudes, unethical behaviours and lack of common sense that is used when dealing with families truly interested in improving their homes and neighborhoods as they build a future here. Instead of working WITH it's homeowners, this family of people, it seems, is simply out to make people's lives miserable and to make a dime wherever possible. An utter disappointment to this community. Fellow homeowners feel the same way.

119. "safety paths" are not useful. Most times, they just end. What's the point? If they can't continue to a logical location, don't waste the money building them. For example, more new paths were built or extended along Haggerty Rd. last year that go nowhere!
120. A few years ago we approved a millage for new safety paths...less than 50% were ever completed. Most of the paths just end after elaborate and I'm sure very expensive bridges. How can we trust future budgets when they are inaccurate. We must assume intentionally to get these things passed.
121. Create more sidewalks providing greater access to the community for pedestrians and bicyclists. Another dog park area/ dog friendly venues would also be successful, since many residents utilize the existing dog park and would like to see more dog-friendly spaces.
122. upgrade of orchard lake road should include improved bike trail. lot of people jog and bike on that road, but they accommodate with the poor current conditions. This should be improved (first of all for their safety), plus if this gets improved it provides a better feel to the city. Currently Orchard is only car friendly.
123. Please develop bike paths on the roads, not just safety paths. Fix the roads so that the township doesn't look like the surface of the moon. Finish the planned roundabouts, including the one at OLR/14 Mile/Northwestern Hwy. Extend the trail network to create more interesting paths through the township, potentially connecting two parks.
124. Work in conjunction with West Bloomfield Schools to cross-promote and share services. We have one school district wholly contained (and co-named) in the township; we should be capitalizing on its strengths including reputation and resources. There should be ONE cable tv station for the township and school district. Printing for the township should be done by the WB District Media Center. Major township activities should take place at WB High School. Lots of opportunity for synergy.
125. "I feel the biggest things lacking in West Bloomfield are:
126. High class & tasteful signage on high traffic roads (ie. N'western & Orchard Lake) with West Bloomfield Twp & heron logo
127. Continuity & stricter guidelines re building planning & design - need a more cohesive look for retail."
128. I would be very pleased to see more of the paths connected. WB is full of natural beauty and a great place to enjoy the scenery by foot or bike. I was very excited about the many paths and walkways when we bought our house here 5 years ago. I have been disappointed that so few are connected which makes family bike riding almost impossible. The sides of the busy roads are unsafe for walking or riding bikes, especially with children. It seems that Farmington Hills has many more connected paths and I would love to see the same here in WB. I am very, very appreciative for the completion of the path along Halsted between 14 mile and Maple Rds. I use it frequently as do many of friends and neighbors. It would be great to have at least 5 miles of connected paths and trails in the SW corner of WB. From Chelsea Park there is almost no place to go on a bike ride over a mile in length. I do understand that these improvements are expensive but having access to continuous trails would have a strong positive effect on the health and well being of the WB residents, both adults and kids. We all need more exercise to be happy and balanced.
129. The schools need to limit or eliminate "schools of choice." They should follow Bloomfield Hills' example. Non-residents care very little about the community and schools. They use them and leave - no investment in either.
130. "I think it is wrong for developers to develop their land and then sell it for additional money only to have the structures torn down because the property is going to be used for other things. Example - the two buildings



on the corners of 14 Mile and Farmington Rds which were on the south side. Buildings were created, never used, then torn down to make way for the roundabout.

131. I would like to see a balance between development and nature. Since there is very little land left allow it to remain undeveloped so that nature can reside there."
132. keep the trees and the rural feel of the area... i moved to the area from sterling heights, what a difference.... much more quiet and laid back.. i think most come to the area with the same thoughts..
133. The board needs to stop bickering among themselves!
134. I feel the handling of the single trash hauler was poor at best. The contract should not have gone to Richfield. They drive fast with men hanging on the back of the truck. Very dangerous for all. Allied uses trucks that are completely mechanized in emptying the dumpsters and can be handled by one driver. I've noticed more trash spills on the roads from Richfield. Because the Allied mechanism lifts the dumpster completely over the truck before dumping, there is no spillage onto the roadways. And, I pay the same to Allied as Richfield charges. I really hope the board reconsiders when Richfield's contract is up.
135. The Township has done a great job connecting places via safety paths. These safety paths are great for pedestrians but not suited for bicycles by any standard out there. I would like to see a Complete Streets ordinance adopted that would require all future street development to consider all modes of transportation.
136. I would love to see the Rails to Trails extended westward to Haggerty road.
137. "We need to attract and retain business that provide services that the community needs and will use, like casual restaurants, big box shopping, etc. Too much of this is landing in the surrounding communities, and we lose the potential revenue and cause residents to spend their tax dollars outside the township limits. Boutique stores are cute, but most folks don't have the time to spend shopping in many different locations. They can go to Commerce, Farmington Hills, or Novi and get all of their shopping done in one place.
138. As a runner and a cyclist, I'm very aware of how dangerous the roads and the drivers in this community are. While you can run on a safety path, not all connect, not all are maintained, and they are not safe for a cyclist. While the road is supposed to be shared with cyclists, laws are not enforced and drivers are in too much of a hurry to care. Developing bike lanes -- which do exist in neighboring communities (i.e. Franklin) -- would be a welcome addition."
139. set up a centralized recycling center in addition to curbside pick-up. we have lived in communities all over the country that were very successful with it. so much recycled material is dumped in the carbage here.
140. Provide a tax incentive for the homeowner installation of solar systems. The township should have a short list of approved companies from which we can investigate and determine which system will provide a good investment and maintain the esthetic nature of the community. This list should be updated annually as new technologies come on the market. WB Township should have a non paid advisory board of engineers and architects and builders who live in the community who can make recommendations on the above. If you own or operate a solar system company or have a relative who owns or is employed by such a business, a code of personal ethics would prohibit you from taking a position on this board.
141. "One idea to improve quality of life in this area would be to make it possible for residents to travel WITHOUT USING A CAR from their home to nearby shops/restaurants etc..."
142. This is not only good for the environment, reduces traffic, and is a healthy lifestyle.
143. This could be achieved with improved bike paths and sidewalks. Go to MADISON WI for a lesson on how this can be done. The township needs to do something keep residents here and attract new ones."
144. Bike lane development
145. I often feel like the township has forgotten the people who live on the edges. I don't feel like we have a true community as a whole. We are many communities inside of a large community. I would like to see more community events that involve everyone.
146. Again, please take care of the half built houses, level them and put parks or fields!! and NO ROUNDABOUTS!!! (benchmark other communities, listen to the people, do a business case is costing more in long run!)

147. As our main thoroughfare, Orchard Lake road needs to become a symbol of what West Bloomfield is: a proud, diverse, scenic and sophisticated community. Instead, with its horrible pavement, garish signs, disjointed driveways and assortment of ragged strip malls, it looks like any other road in Metro Detroit. People who drive down this road should be able to perceive the underlying beauty of our town.
148. I love WB. I ride my bike between 100 and 200 miles a week. My only concern is getting home safe from each ride. Please do thorough investigation. Bike paths are not conducive to road bike use. If you make our roads super bike friendly, it will attract other riders to visit our area and spend money in our shops and restaurants. Let's work together to do the right thing on the roads in WB. Thank you. My name is Scott Bell, and I live on Oakleaf Drive,.
149. Left turns from Orchard Lake Road to Pontiac Trail needs something better. The turn lane backs up to Kroger sometimes and is dangerous as people turn left from the main through lane at the light!
150. "Here's the reality. This survey, and others like it, are a senseless waste of time and resources. It doesn't matter what I want or feel is best for W Blm, you, the politicians, are going to do as you please, not based on what is good or bad, but valueless party line attitudes and personal likes and dislikes.
151. Whatever happened to Noblesse Oblige, where you do something for the betterment of society with no thought of what you will gain from it. Your bickering, as reported in the press, makes you no better, and in fact, much worse than those groups we read about in Detroit proper, like their Board of Ed. They can't help themselves, due to environmental, historical, and cultural deprivation. What's your excuse? I am embarrassed by all of you, regardless of party affiliation."
152. Do not allow pets in nature preserves. Pet owners are frequently irresponsible with respect to leashes and cleaning up after pets, regardless of ordinances and signage. Specify certain parks for pets (not nature preserves) to provide pet friendly areas.  
"I'd like to see more safe bike paths. Bike lanes seem dangerous to me.
153. I have read that W Blmfd officials are considering establishing a ""downtown"" area. I don't see a need for that. It may just produce difficult parking and new administrative expenses."
154. ORCHARD LAKE ROAD IS A MESS. IT NEEDS FIXING EVERY YEAR. I DO ANYTHING TO AVOID TRAVELING ON IT. TOO MUCH TRAFFIC HANDLED BETWEEN 12 MILE AND PONTIAC TRAIL THAT DON'T LIVE IN WEST BLOOMFIELD.
155. "The design of commercial buildings should have a character and not be just square block of glass & cement or bricks.
156. The Twp. & Fed. government has spend thousands if not millions of dollars on walking paths throughout the Twp. Let the students walk and use the paths for exercise since there are complaints about children being overweight. It would be good for them. Drop off locations off the highways would be safer."
157. need to encourage development at maple orchard or similar main area. too many empty office space along maple to drake that are an eyesore, unused poor entrances to maple that impede traffic, or are hazardous, and have forced more wildlife into streets. noticed many more dead deer at side of road. leave wetlands and woodlands and they don't have the need to cross the streets
158. It would be nice to create some type of Rec Center for the community -- similar to the one in Livonia.
159. REDUCE TAXES, REDUCE THE SIZE OF GOVERNMENT RESPONSIBILITY, ENCOURAGE REAL ESTATE OWNERS TO REDUCE RATES/PRICES TO FILL EMPTY REAL ESTATE AND MAINTAIN BUILDINGS & PARKING LOTS WHICH WILL INCREASE TAX DOLLARS COMING INTO THE TWP.....SELL THE FARM...SELL THE POOL/AQUATIC CENTER...REPAIR THE ROADS ..INSIST ON QUALITY WORK(GET HONEST BIDS)....CONSTRUCT A BOULEVARD ON ORCHARD LAKE ROAD FROM SOUTH OF 14 TO NORTH OF 15 TO KEEP THE TRAFFIC FLOWING SMOOTHLY IN THE SHOPPING DISTRICT AND ELIMINATE LONG TRAFFIC LIGHTS AND LEFT TURN ACCIDENTS
160. My concern is approval of development of land for building than not utilized. RE: Maple at Haggerty the condominium complex not finished next to the bank. The other item is the strip malls on Haggerty across from Meijer's. Empty stores, we did not need that built.
161. "1. Create a image and go with it, now

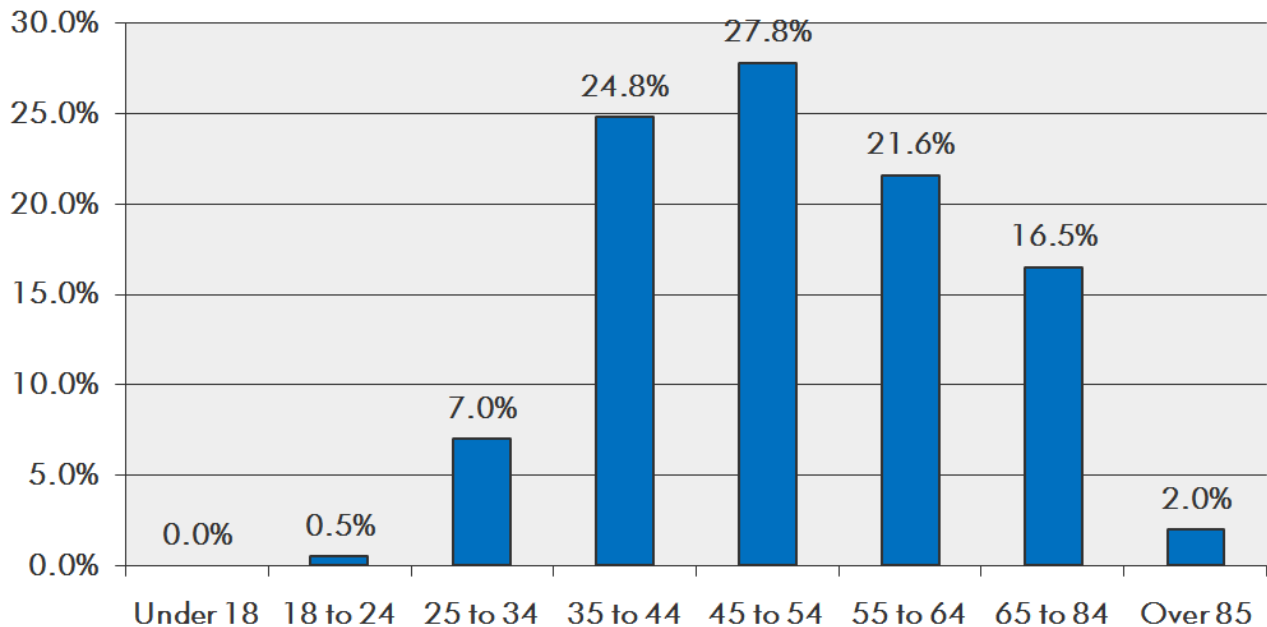


- 162. Clean up the horse and buggy roads
- 163. West Bloomfield ain't no Birmingham, Mich!!"
- 164. It is hard to see what point there is in this questionnaire. You have no control over who responds to it - resident or non resident (besides a simple "trust me" questions). Anyone could gather up a pile of these forms and fill them out in anticipation of influencing your decisions. It seems like a "feel good" effort to convince the residents that they have a voice in decisions. As such any funds expended in producing this effort is a waste of taxpayer's money. P.S. What is LEED?
- 165. Could we please have abandoned housing dealt with? This includes half built structures
- 166. Install longer curb cuts so vehicles turning into busy shopping, medical, business, etc. parking areas are out of moving traffic lanes while turning into parking lanes and ingress road access.

**Please Tell Us about Yourself**

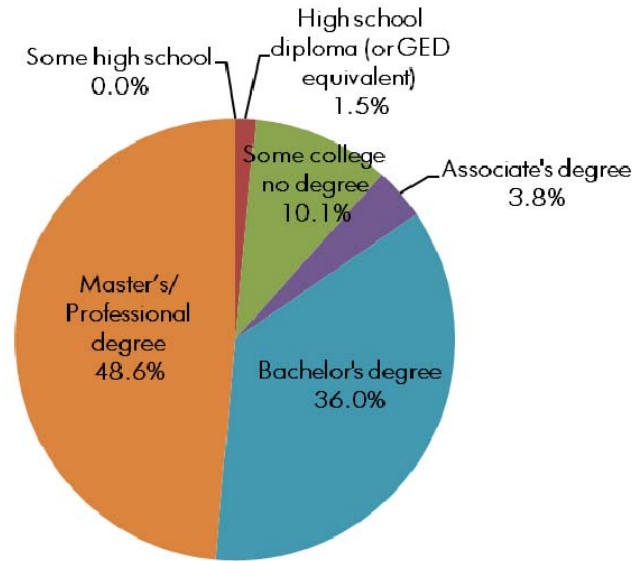
1. What is your age?

Answer Options	Response Percent	Response Count
Under 18	0.0%	0
18 to 24	0.5%	2
25 to 34	7.0%	28
35 to 44	24.8%	99
45 to 54	27.8%	111
55 to 64	21.6%	86
65 to 84	16.5%	66
Over 85	2.0%	8
<i>answered question</i>		399
<i>skipped question</i>		35



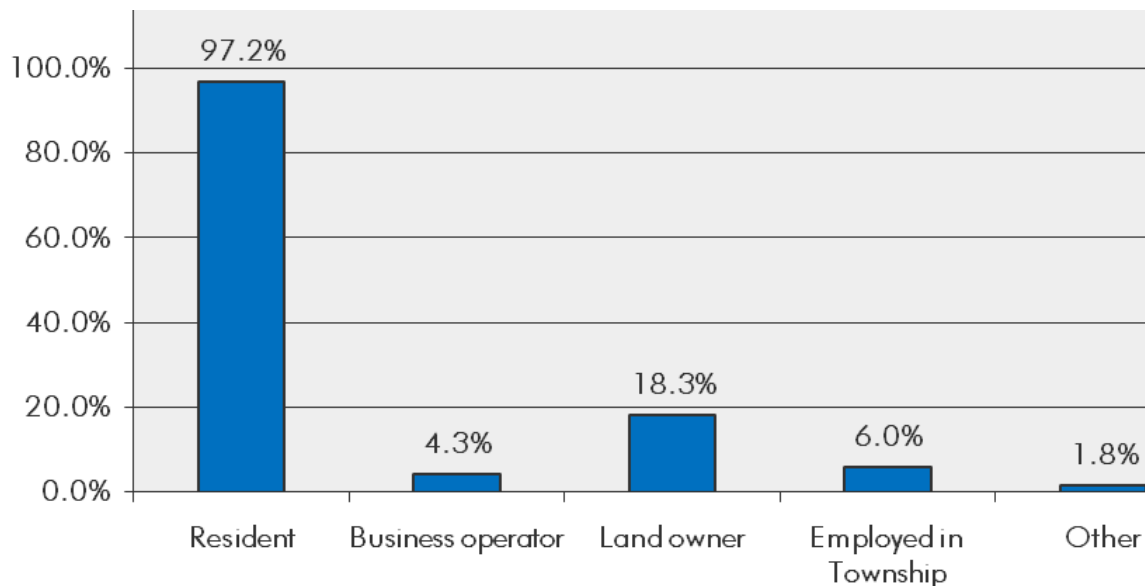
2. What is the highest degree or level of education you have attained?

Answer Options	Response Percent	Response Count
Some high school	0.0%	0
High school diploma (or GED equivalent)	1.5%	6
Some college, no degree	10.1%	40
Associate's degree	3.8%	15
Bachelor's degree	36.0%	143
Master's/Professional degree	48.6%	193
<i>answered question</i>		397
<i>skipped question</i>		37



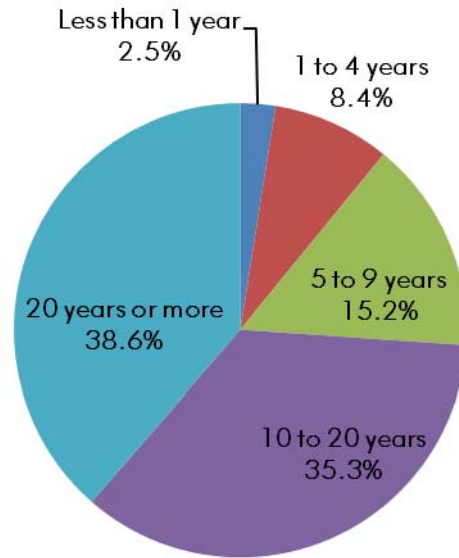
3. What is your relationship with West Bloomfield Township? *Check all that apply*

Answer Options	Response Percent	Response Count
Resident	97.2%	388
Business operator	4.3%	17
Land owner	18.3%	73
Employed in Township	6.0%	24
Other	1.8%	7
<i>answered question</i>		399
<i>skipped question</i>		35



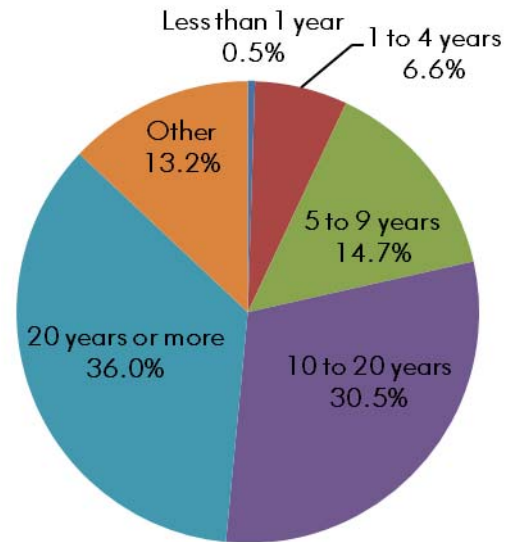
4. If you are a resident, how long have you lived in West Bloomfield Township?

Answer Options	Response Percent	Response Count
Less than 1 year	2.5%	10
1 to 4 years	8.4%	33
5 to 9 years	15.2%	60
10 to 20 years	35.3%	139
20 years or more	38.6%	152
<i>answered question</i>		394
<i>skipped question</i>		40



5. If you are a resident, how long do you plan on living in West Bloomfield Township?

Answer Options	Response Percent	Response Count
Less than 1 year	0.5%	2
1 to 4 years	6.6%	26
5 to 9 years	14.7%	58
10 to 20 years	30.5%	120
20 years or more	36.0%	142
Other	13.2%	52
<i>answered question</i>		394
<i>skipped question</i>		40



## PUBLIC OPEN HOUSE

A public open house was held on May 25<sup>th</sup>, 2010 to gain input on the draft recommendations of the plan. The open house format allowed participants to drop in anytime and review the draft plan, provide their input, and to get any questions answered. About a dozen people attended the open house to share their thoughts and review the draft plan.

## PUBLIC DISTRIBUTION PERIOD

The Planning Commission recommended that Master Plan be approved for public distribution on June 8, 2010 and the Township Board approved the plan for distribution on June 21, 2010. At that time the draft plan was emailed to all neighboring communities, Oakland County, and SEMCOG. In addition, the Master Plan was available for review at Town Hall and on the Township's website [www.wbtwp.com](http://www.wbtwp.com).

Comments were received through the end of August, and the plan was subsequently edited per some of the suggestions received during the review period.

## PUBLIC HEARING

The Planning Commission held a public hearing on September 28, 2010. A summary of the plan and key recommendations were presented and the public was given the opportunity to provide comment before the Planning Commission adopted the plan. The Township Board also reviewed and filed the plan at their meeting on October 4, 2010.

**WEST BLOOMFIELD TOWNSHIP**

**Master Plan  
Public Open House  
Tuesday May 25<sup>th</sup> 4-7pm**

Town Hall  
4550 Walnut Lake Road

Drop in anytime to let us know what you think is important when planning for the future of West Bloomfield

Draft recommendations on land use, economic development, natural resources, economic development and community facilities and services will be provided, along with the results of the public opinion survey

The draft plan will be available on the Township's website [www.wbtwp.com](http://www.wbtwp.com) starting on May 12

Please contact Sara Roediger, Senior Planner at 248-451-4828 or [s\\_roediger@wbtwp.com](mailto:s_roediger@wbtwp.com) for more info

*The public was invited to an open house to review draft recommendations*